Morgans PROPERTY

68 Don Road, Dunfermline, KY11 4NJ

Offers Over £120,000

2 1 1

SOLD AS SEEN - Spacious two-bedroom home

Modern shower room

20ft living room with fireplace

EPC Rating -

Generous 15ft fitted kitchen

Timber garage driveway and gardens

Two well-proportioned double bedrooms

Council Tax Band -

Welcome

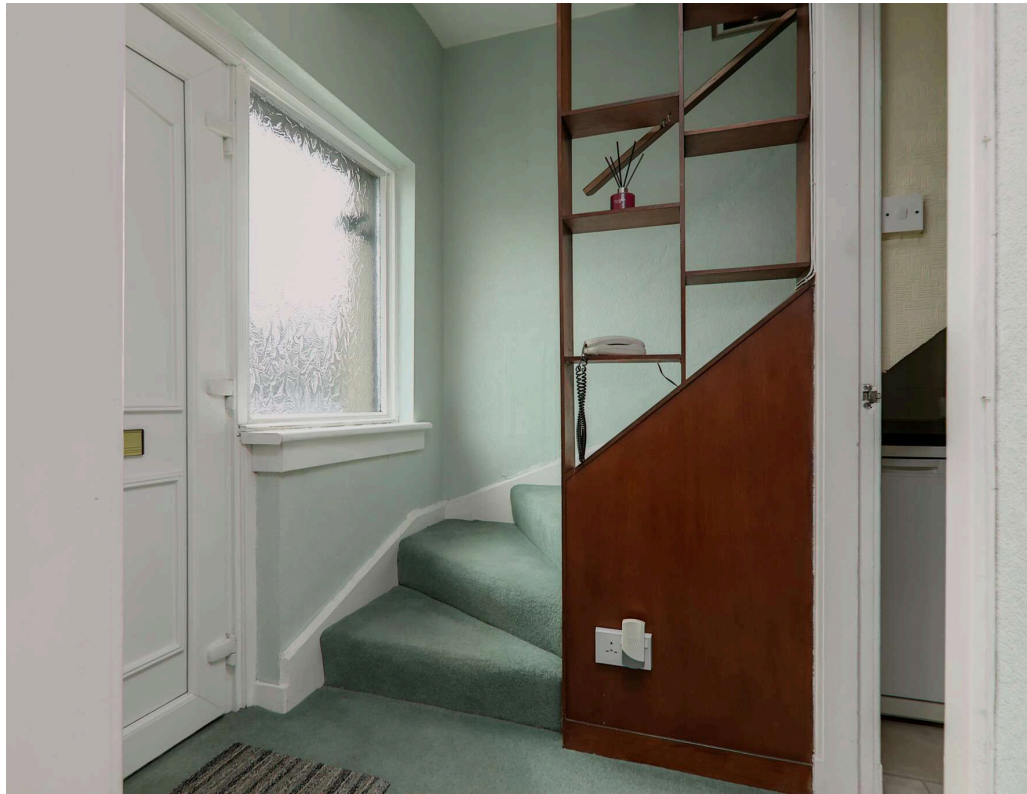
SOLD AS SEEN. This deceptively spacious two-bedroom end terraced home offers approximately 708 square feet of accommodation across two floors south of Dunfermline, ideal for first time buyers, small families, or those looking to downsize. There are good sized gardens to front and rear providing a child and pet safe environment with driveway for off street parking leading to timber garage. The ground floor is anchored by a 20-foot living room with a feature fireplace, providing an excellent space for relaxing and entertaining. The generous 15-foot fitted kitchen offers ample worktop and storage space, with a side door for convenient access outside. Useful under-stair storage adds everyday practicality. Upstairs, two well-proportioned double bedrooms are served by a modern shower room, with fitted storage in both bedrooms and a further cupboard off the first bedroom. This property is well placed for local schools, amenities, and transport links, making it an excellent choice for first time buyers or those seeking a spacious, well-presented home.

EXTRAS INC. IN SALE/AGENTS NOTE

All floorcoverings, blinds, bathroom and light fittings together with integrated appliances.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.



Dunfermline

The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.

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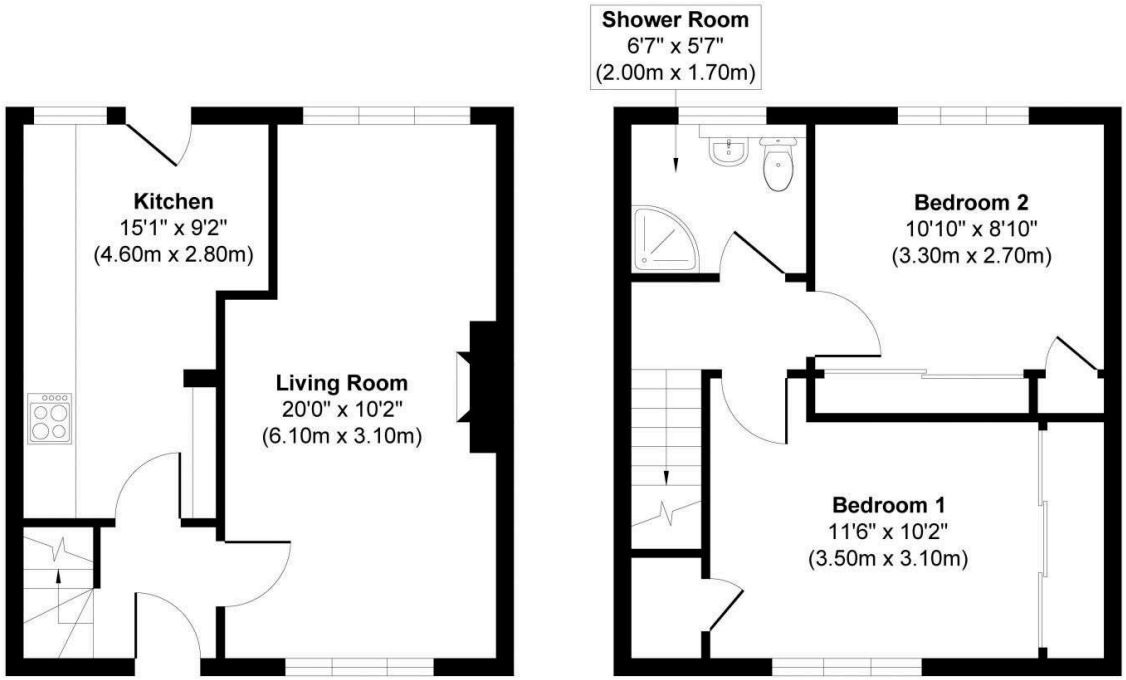

Ground Floor
Approximate Floor Area
354 sq. ft
(32.94 sq. m)

First Floor
Approximate Floor Area
354 sq. ft
(32.94 sq. m)

Approx. Gross Internal Floor Area 708 sq. ft / 65.88 sq. m
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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.