

Morgans PROPERTY

35 Victoria Terrace, Dunfermline, KY12 0LY

Offers Over £110,000

2 1 1









Ground floor garden flat

2 Bedrooms

16ft lounge/diner

Bathroom

Dining Kitchen

Front Garden Patio /drying green to rear

EPC Rating -

Council Tax Band -









Welcome

This good sized two-bedroom garden apartment offers 654 square feet of ground-floor living in one of Dunfermline's popular traditional areas with private front garden and patio area to the rear and shared drying green with cellar/outhouse. This property is Sold as Seen for you to put your own stamp on it with a central hallway linking all the principal rooms. The lounge/dining room is impressively sized at over 16 feet in length, offering plenty of flexibility for both relaxing and dining. The kitchen sits just off the lounge and the principal bedroom is a generous 12 feet square, complete with a built-in wardrobe. A further comfortable bedroom and modern shower room complete the accommodation. Located on Victoria Terrace in Dunfermline, the property is well placed for local shops, schools, and transport links, making it an excellent choice for first-time buyers and couples or indeed investors.







EXTRAS INC. IN SALE/AGENTS NOTE

This property is being sold as seen 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 or white goods. Any intending purchaser will require to accept the position as it exists.
All floorcoverings, blinds, bathroom and light fittings together with integrated appliances.

Please note that we understand that the shared responsibility over the roof & other external repairs are 1/8th of a share.

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.



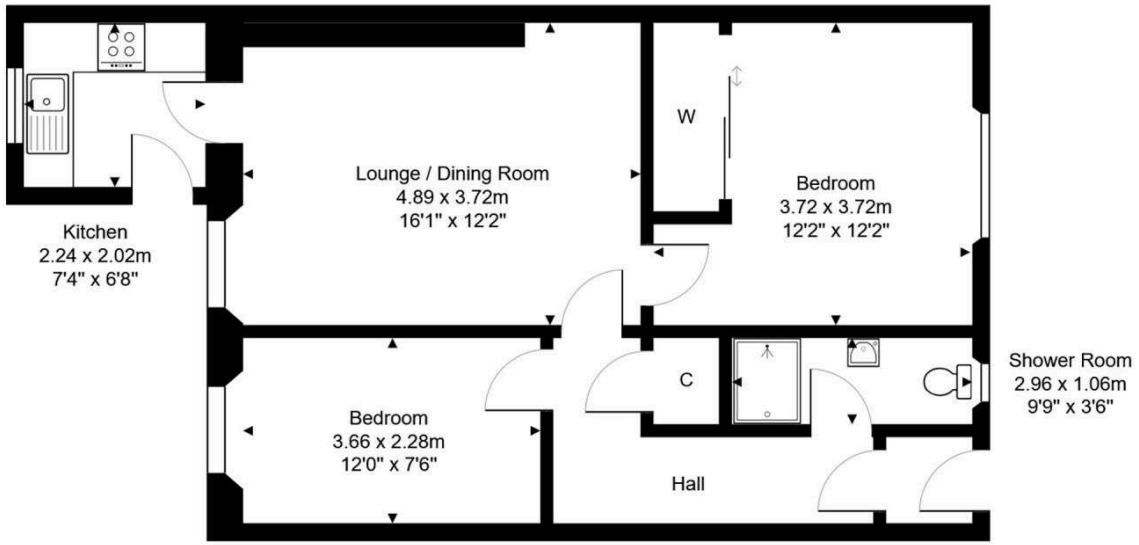
Morgans Property Package

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.

35 Victoria Terrace, Dunfermline, KY12 0LY

Total Area: 60.8 m² ... 654 ft²

All measurements are approximate and for display purposes only



Ground Floor

Morgans PROPERTY

SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk

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.