

Morgans PROPERTY

8 Albany Street, Dunfermline, KY12 0RA

Offers Over £335,000

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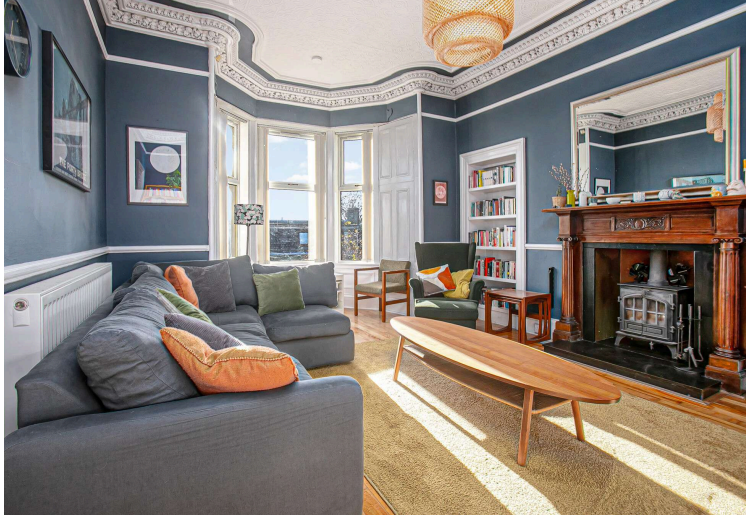
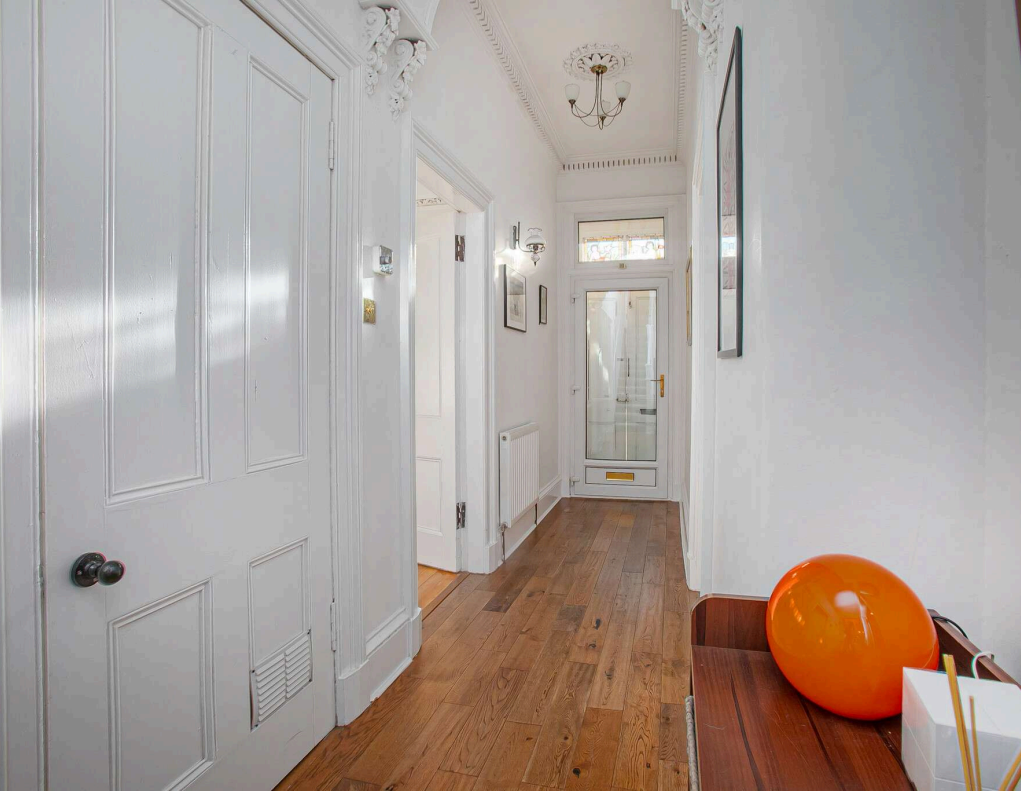




- Three bedrooms over two floors
- Spacious living room with bay window
- Separate dining room
- EPC Rating -
- Kitchen with adjoining dining space
- Family bathroom
- Private Gardens and Driveway
- Council Tax Band -











Welcome

8 Albany Street is a charming well-proportioned home extending to approximately 1,258 sq ft across two floors with private driveway and enclosed gardens, providing an idyllic haven within a traditional residential area of city with similar period properties. It offers flexible accommodation that will suit a variety of buyers. The entrance leads into a central hallway serving the main living spaces. The generous living room is a real highlight, with a bay window creating a bright and welcoming setting. Adjoining the hallway is a dining room, which sits conveniently beside the kitchen and is ideal for family meals and entertaining. There are three bedrooms in total. Two double bedrooms are found on the ground floor, while the third bedroom is tucked away on the upper level, making it ideal as a guest room, home office or private retreat. A family bathroom completes the accommodation. Several built-in cupboards offer useful storage throughout. The gardens are well maintained with patio and seating areas.





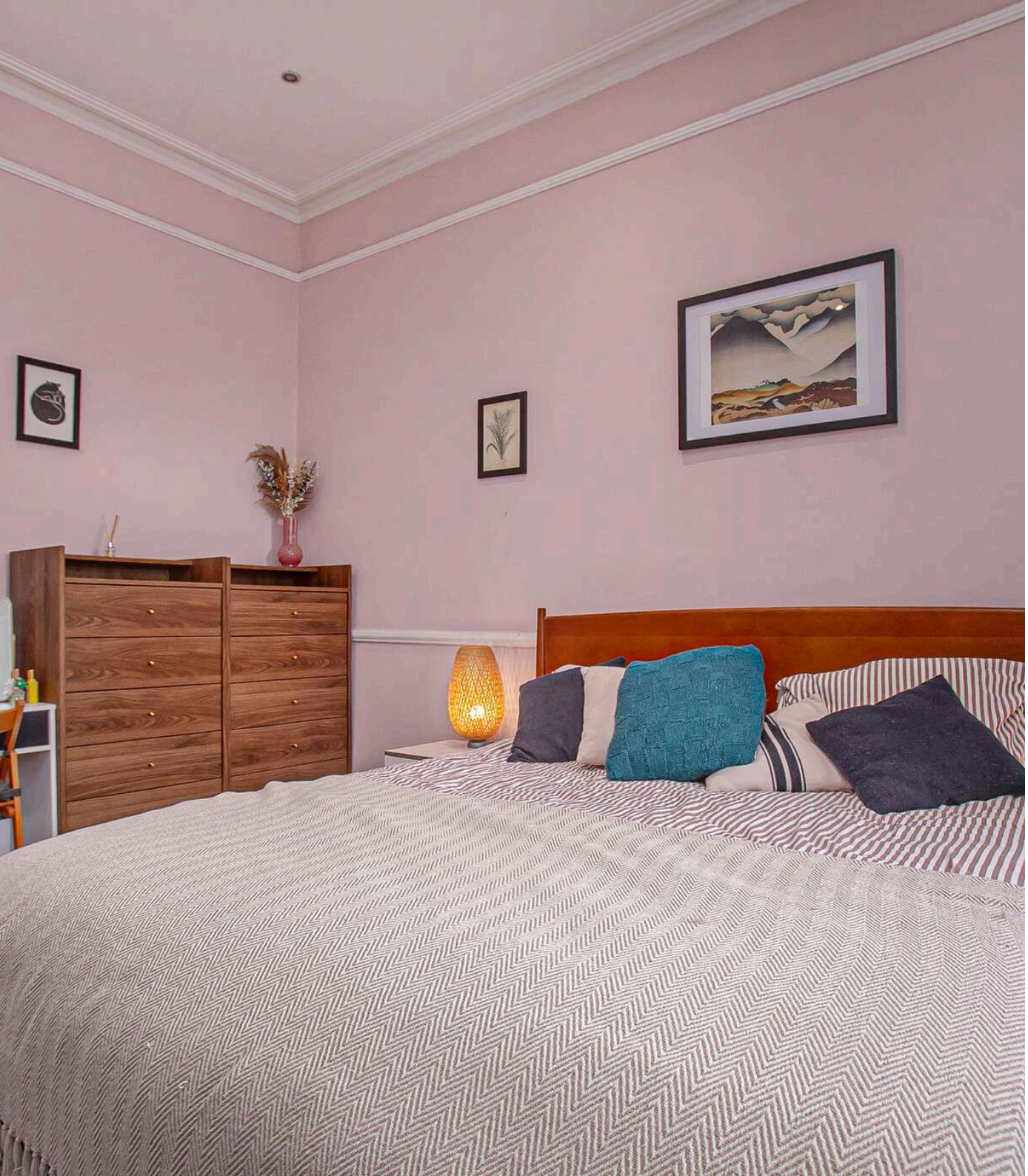


Extras Inc. in Sale / Agents Note

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

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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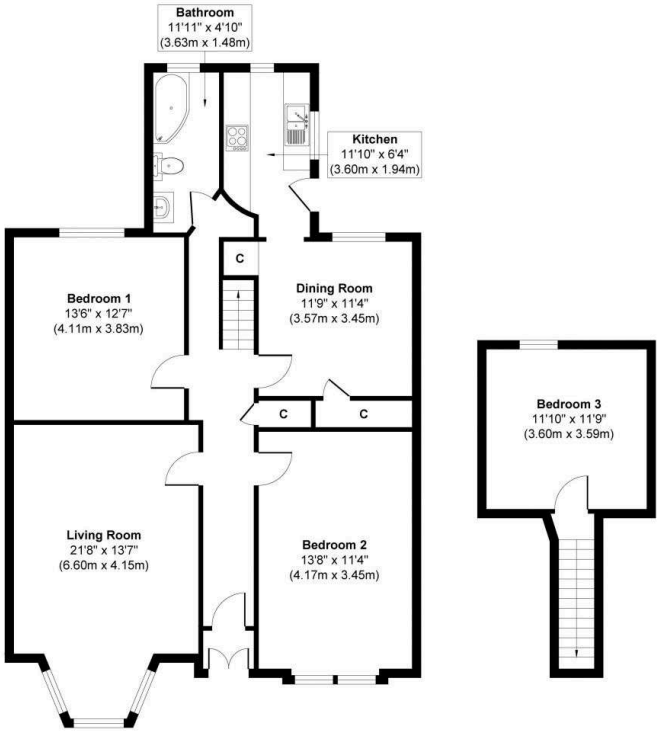

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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have 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.