

Morgans PROPERTY

96 Appin Crescent, Dunfermline, KY12 7QS

Offers Over £174,950

2 1 2







- Ground floor traditional garden flat
- Single-level living with front and back door
- Living room feature fire
- EPC Rating -
- Dining kitchen with door to rear
- Family bathroom
- Two double bedrooms
- Council Tax Band -









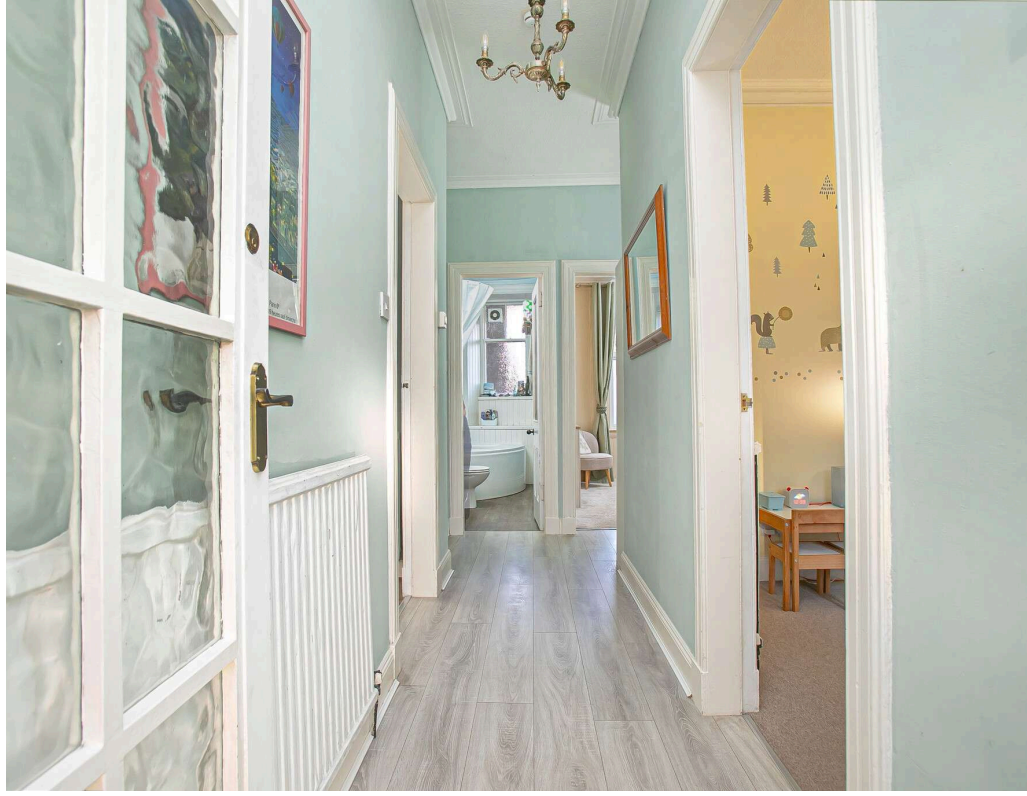


Welcome

This charming traditional ground floor home offers approximately 849 sq ft of single-level accommodation with its own private gardens to front and rear providing an idyllic haven with access to off street parking to the rear of Appin Crescent, all this and within a very short distance of the city centre. Ideal for first-time buyers, couples and small families or those looking to downsize. The front door opens into a central hallway leading to the spacious living room with feature wood burning stove, the dining room and kitchen and both bedrooms. The kitchen extends into a rear area with further space beyond, and has a storage and cupboard space. Door to rear garden. Bedroom one has a built-in wardrobe, and bedroom two is a further double-sized room. The family bathroom has a bath with overhead shower, WC and wash hand basin. The gardens are mature and well established. The property is well placed for commuters, with easy access to the M90 and regular rail services to Edinburgh.







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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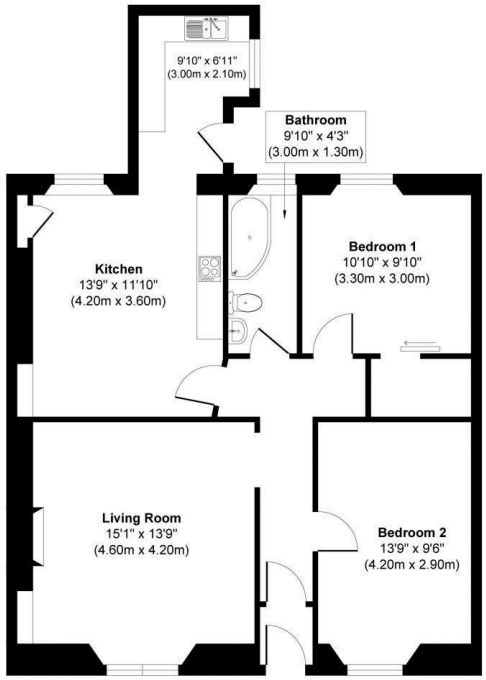

Approximate Floor Area
849 sq. ft
(78.87 sq. m)

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Approx. Gross Internal Floor Area 849 sq. ft / 78.87 sq. m
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SOLICITORS | PROPERTY
33 East Port, Dunfermline, Fife, KY12 7JE
Tel: 01383 620222 Fax: 01383 621213
www.morganlaw.co.uk

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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.