

Morgans PROPERTY

150 Wedderburn Street, Dunfermline, KY11 4SB

Offers Over £140,000

2 1 1









- Two bedrooms
- Generous Gardens
- Lounge/dining room
- EPC Rating -
- Family bathroom
- Main bedroom with built-in wardrobe
- Storage cupboards on both floors
- Council Tax Band -









Welcome

This two-bedroom home offers approximately 819 sq ft of accommodation across two floors in Dunfermline. Situated on an elevated site with excellent views over town and beyond. Complete with a generous lounge/dining room and a family bathroom, ideal for first-time buyers and small families. The front door opens into an entrance hall with the stairs to the first floor, a storage cupboard and a side door to the outside. The lounge/dining room opens off the hall, and the kitchen sits alongside. Upstairs, both bedrooms are served by the family bathroom with a bath. The main bedroom has a built-in wardrobe, and a further storage cupboard on the landing adds everyday practicality. There are generous gardens to the front and rear of the property providing a child and pet safe environment. Ample on street and visitors parking. 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

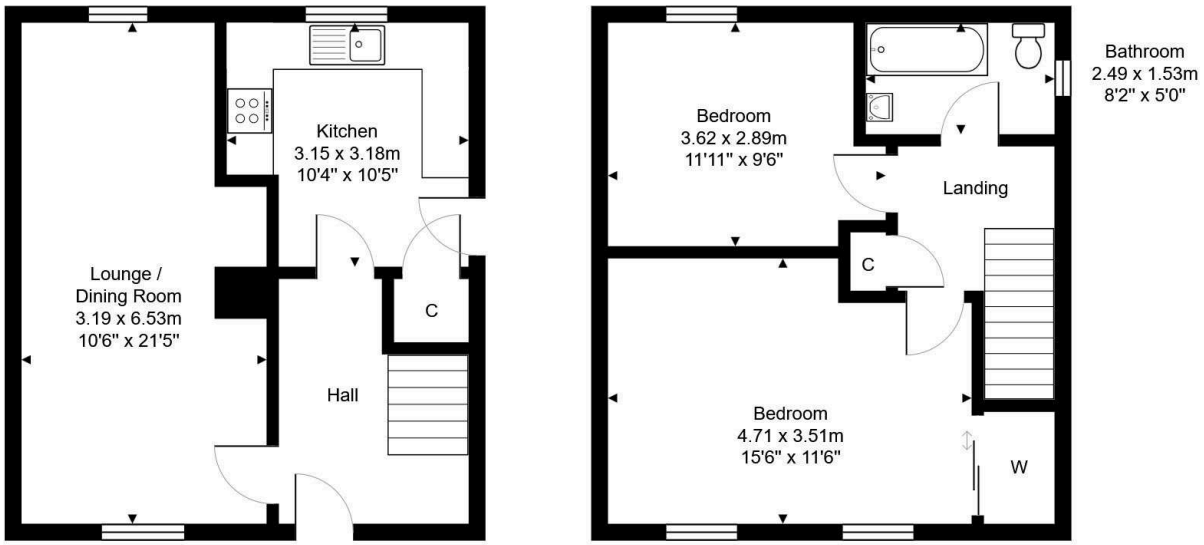
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



150 Wedderburn Street, Dunfermline, KY11 4SB

Total Area: 76.1 m² ... 819 ft²

All measurements are approximate and for display purposes only



Ground Floor **1st 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.