

Morgans PROPERTY

19 Edmund Place, Dunfermline, KY12 7ET

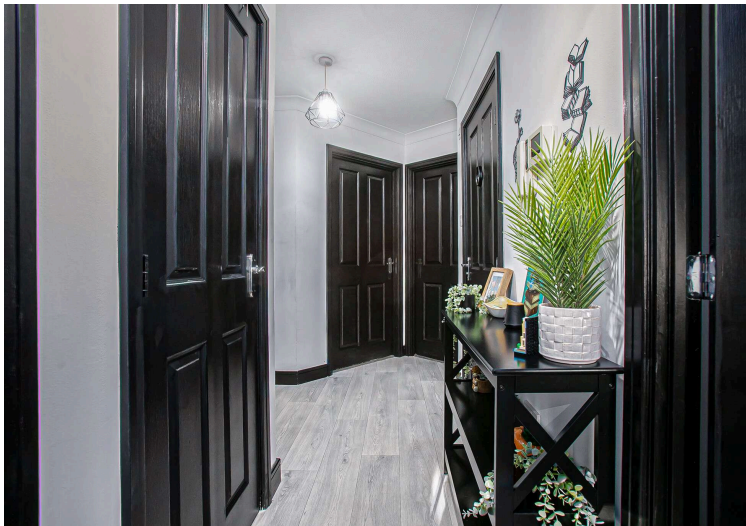
Offers Over £145,000

2 2 1









- Two bedrooms
- Single-level accommodation
- Main bedroom with two built-in wardrobes and en-suite shower room
- EPC Rating -
- Family bathroom
- Living room with juliet balcony
- Kitchen
- Council Tax Band -









# Welcome

This ground floor apartment offers single-level accommodation in Dunfermline, complete with an en-suite to the main bedroom and a family bathroom, ideal for first-time buyers and those looking to downsize. The living room is the largest room in the home, with double doors opening onto the Juliet balcony. The kitchen sits alongside it and there are two storage cupboards off the hall. Bedroom one has built-in wardrobes and its own en-suite shower room with the second bedroom also a good size. A family bathroom completes the accommodation. The property has electric heating and further benefits from residents parking. Located in Dunfermline, the property is well placed for commuters, with easy access to the M90 and regular rail services to Edinburgh, making it a practical choice for first-time buyers and downsizers.







**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

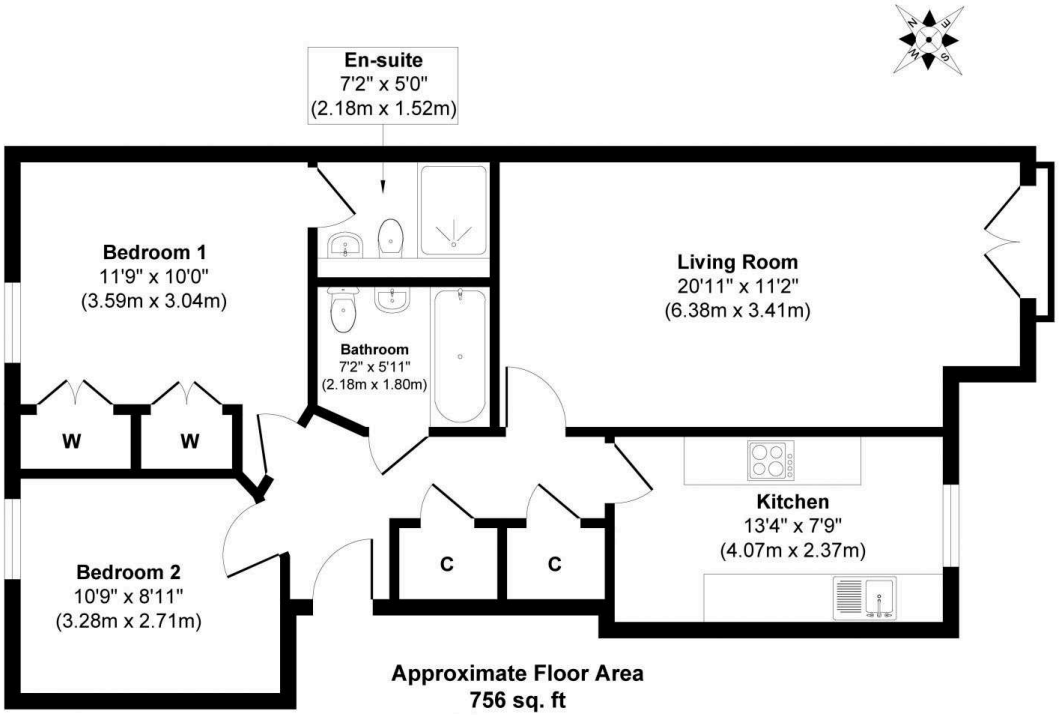
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace 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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**Approx. Gross Internal Floor Area 756 sq. ft / 70.29 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.