

Morgans

PROPERTY

27A Bruce Street, Dunfermline, KY12 7AG

Offers Over £390,000











We are delighted to bring to the market the opportunity to acquire this executive penthouse apartment (approx 2,730ft<sup>2</sup>). A hidden gem, located in the city centre with all amenities at your fingertips. The building dates back to the 19th century and the renovation took place around 2007. This stylish apartment has an amazing outdoor rooftop terrace with 360 degree views over the town and towards The River Forth and beyond. In addition to the roof terrace, is a feature balcony. The outdoor space offered in this home is exceptional and unique for this type of property (approx. 1,670ft<sup>2</sup>). There are two accesses to the apartment via a wide staircase and an independent private lift. An excellent home for entertaining and for town centre lifestyles, the subjects offer substantial open plan living area over 100m<sup>2</sup> in itself, with a further lounge area accessing the balcony and roof terrace, which could alternatively be used as a fourth double bedroom. The accommodation is unique throughout with high ceilings and feature exposed brickwork to name but a few highlights. It briefly comprises, large open plan living/dining/kitchen, master bedroom with en-suite, two further double bedrooms, additional lounge/fourth bedroom and an independent utility room. A stylish family bathroom completes this home and there is excellent storage throughout. The property is double glazed with gas central heating.







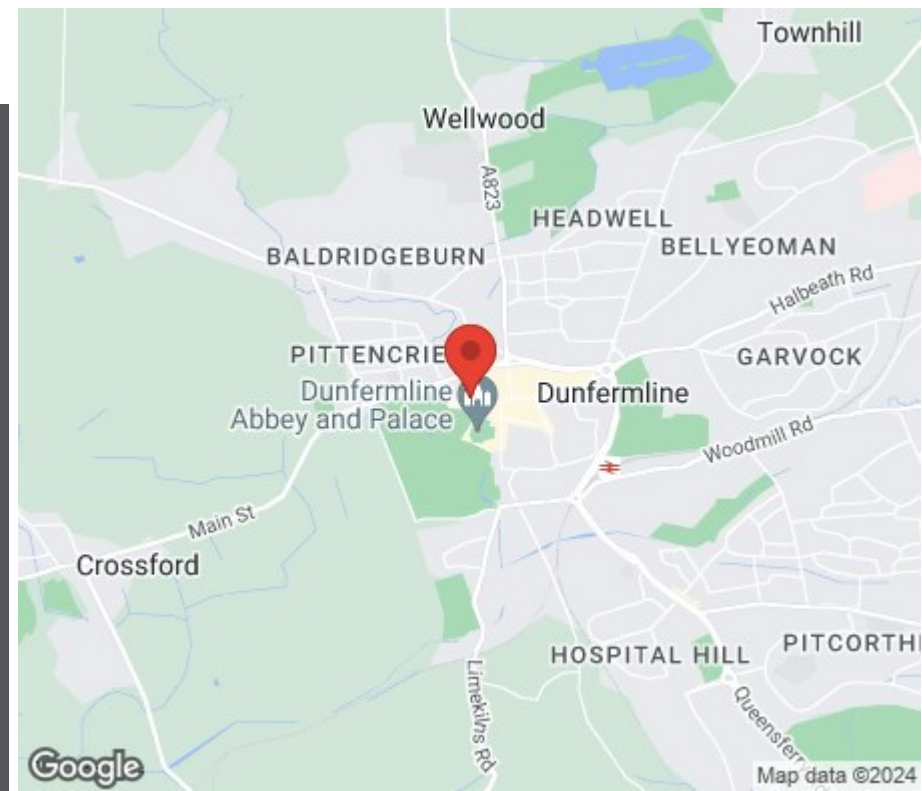
## DEVELOPMENT POTENTIAL & SHOP UNIT

All relevant documentation relating to the approved conversion works. All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

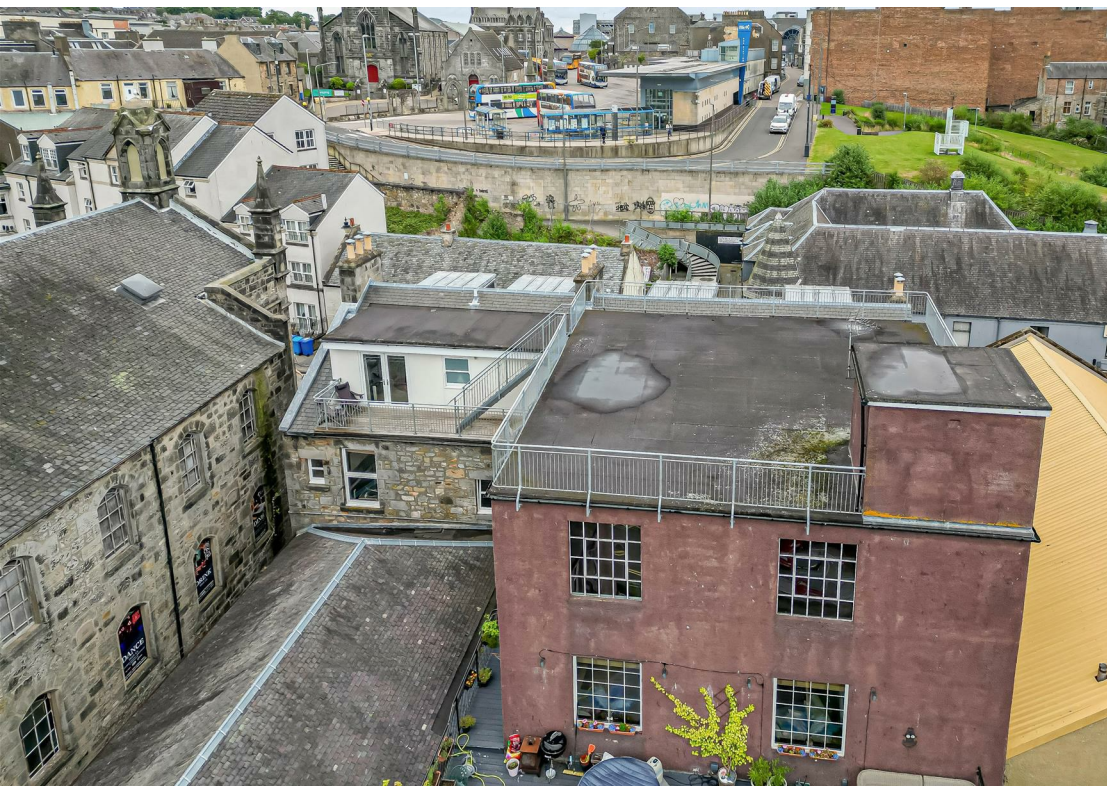
This apartment currently benefits from approved planning permission to convert the existing apartment into two, 3 bedroom apartments with outdoor space. Part of this development potential includes the addition of a rooftop extension.

Independent of the apartment there is a commercial unit at first floor level that is currently vacant and the owner may consider a separate sale. It has planning permission to convert into a 3 bedroom apartment (approx 1,100ft). Details on request.

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. The owner will not warrant the working order of the fixtures and fittings or appliances which are included in the sale price or white goods.



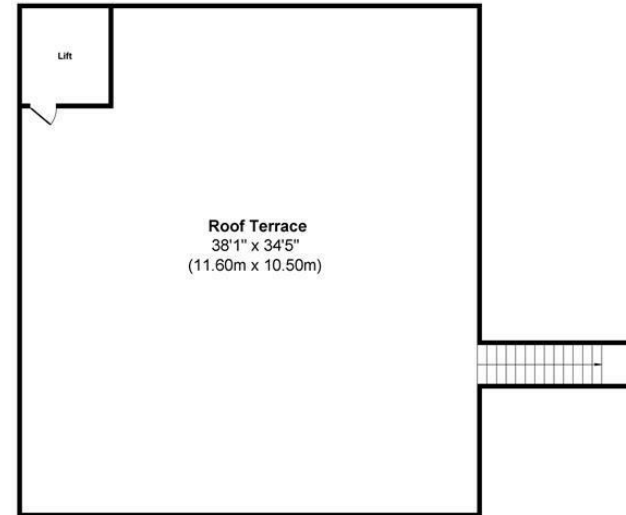








Second Floor



Terrace



This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

[www.morganlaw.co.uk](http://www.morganlaw.co.uk)



rightmove

Zoopa.co.uk

onTheMarket.com

s1homes.com



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.