



Morgans

PROPERTY

16 Edmund Place, Dunfermline, KY12 7ET

Offers Over £135,000







Modern and stylish top floor apartment forming part of a well maintained development within a five minute walk to the train station and city centre with all amenities at your fingertips. The property would ideally suit first time buyers, couples or buy to let Investors as gives a good annual yield, and is well placed for the commuter. This well presented property briefly comprises: entrance hall, access to attic, living room/dining area with Juliette balcony and fitted kitchen with appliances. Two double bedrooms one with en-suite facilities and bathroom with overhead shower. There is a factoring agent and the fee includes buildings insurance. Private residents parking and ample visitors parking. The property is double glazed with electric heating. Early entry available.





## LOCATION

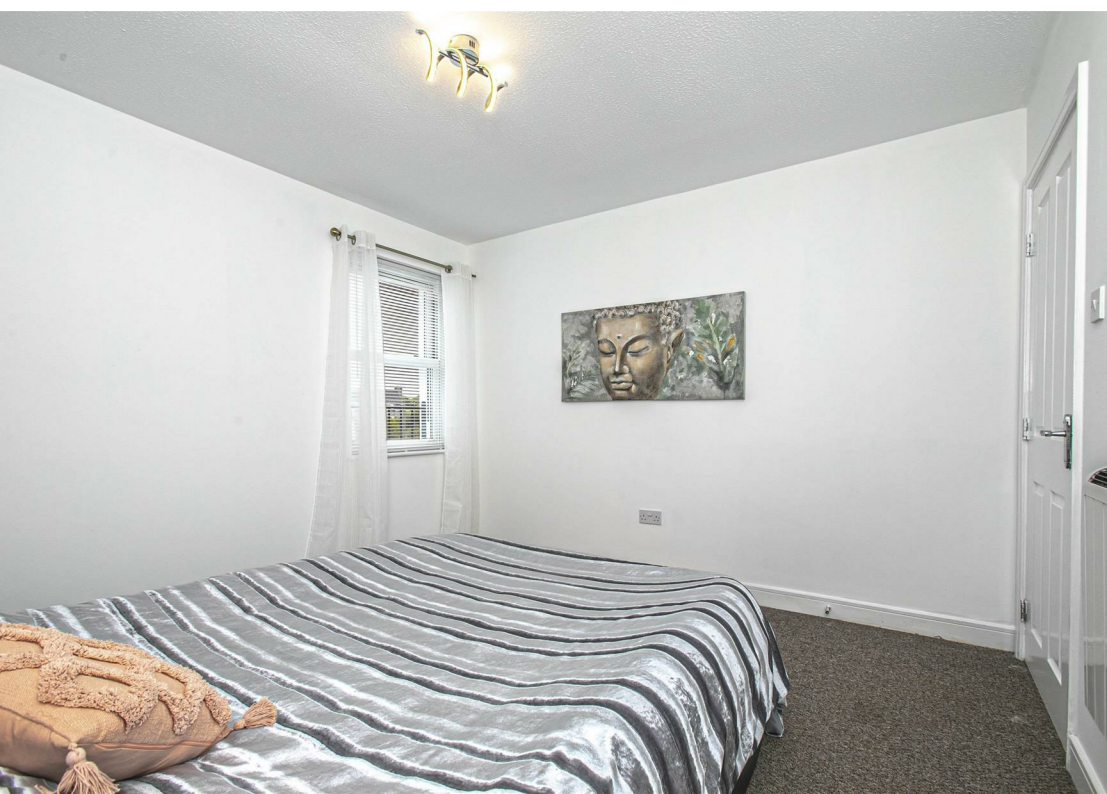
The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace 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. Please note the bus route at Pitbauchlie Bank goes to Dollar Academy.

## EXTRAS INC. IN SALE / AGENTS NOTE

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

The factors are Newton Property Management approximately £95.00 per month.

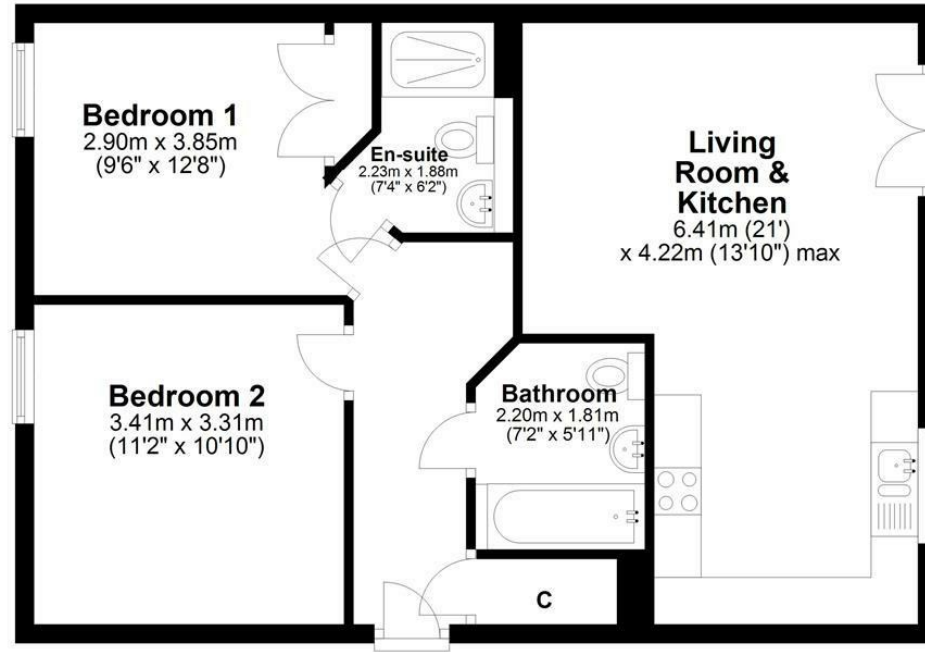
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested 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.







# Edmund Place, Dunfermline, KY12 7ET



Total area: approx. 60.1 sq. metres (646.8 sq. feet)



SOLICITORS | PROPERTY

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



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Zoopla.co.uk

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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.