

Morgans

PROPERTY

9 Rumblingwell, Dunfermline, KY12 9AP

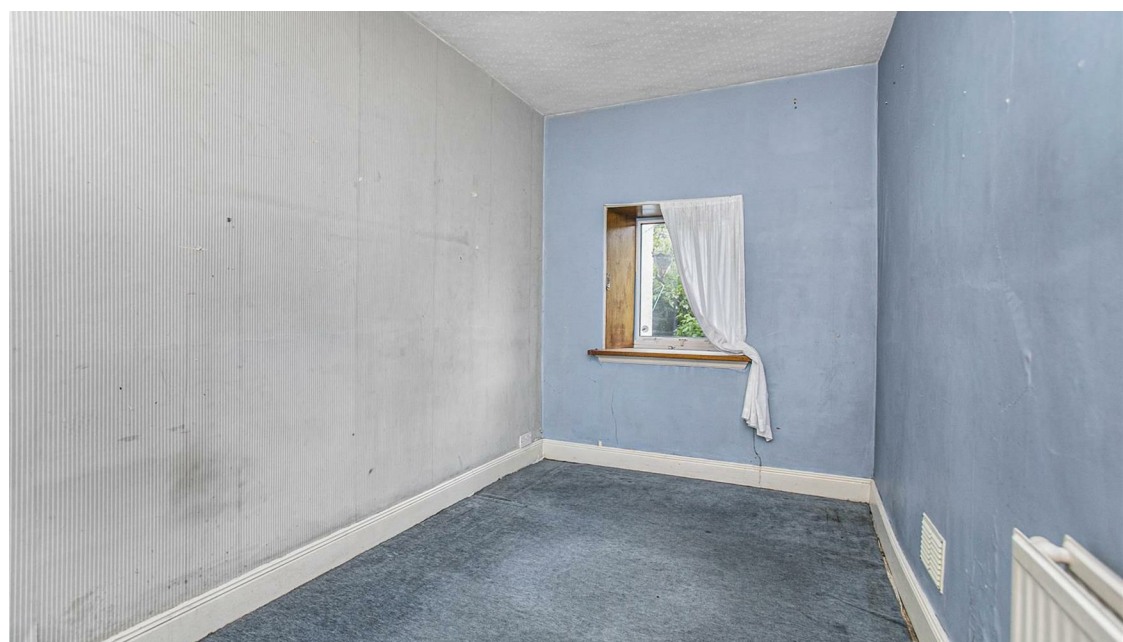
Offers Over £170,000







Excellent opportunity to purchase this detached dwellinghouse situated in one of Dunfermline's sought after areas, close to all amenities and the motorway network. This charming home would benefit from cosmetic upgrading and refurbishment and offers excellent family accommodation over two levels. The subjects briefly comprise reception hall, livingroom, dining room, kitchen, bedroom 4/study on the ground floor. On the upper level there is a principal bedroom with en-suite and storage, two further bedrooms and family bathroom. There are private gardens to the rear fully enclosed providing a child and pet safe environment. The property has gas central 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.

## EXTRAS INC IN SALE / AGENTS NOTE

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.

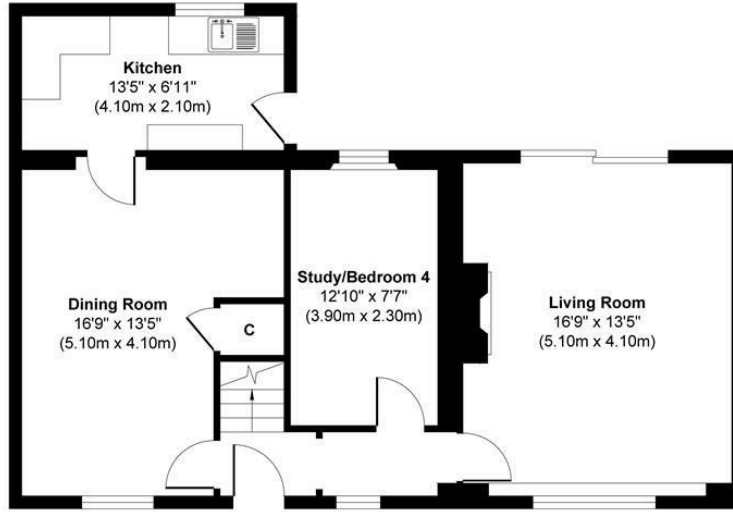
This property is being sold as seen in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists.



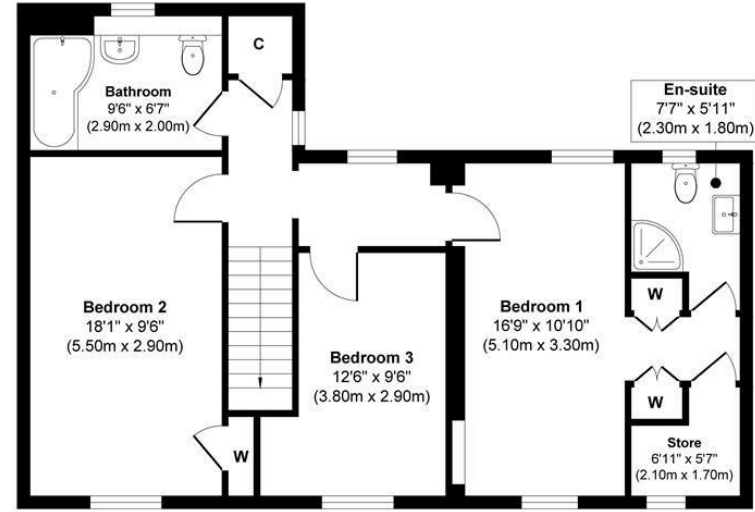




# 9 Rumblingwell Dunfermline KY12 9AP



Ground Floor  
Approximate Floor Area  
720 sq. ft  
(66.87 sq. m)



First Floor  
Approximate Floor Area  
720 sq. ft  
(66.87 sq. m)



Approx. Gross Internal Floor Area 1439 sq. ft / 133.72 sq. m

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