



Morgans
PROPERTY

23 Whirlbut Street, Dunfermline, KY11 3AB
Offers Over £120,000







CLOSING DATE THURSDAY 12 SEPTEMBER 2024 @ 12 NOON Charming ground floor garden apartment with great outdoor space providing excellent accommodation on the level. The property has a private courtyard garden and shared garden mainly laid to lawn. The subjects are offered in move in condition and briefly comprise entrance kitchen, lounge, two double bedrooms and bathroom. The property has some lovely period features and french doors from the lounge open to private courtyard area. Ideal for first time buyers or couples. Would make an ideal buy to let as would achieve a good annual yield. The property is double glazed with gas central heating.





LOCATION

The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honours competition to celebrate the Queen's platinum jubilee. The Royal Burgh 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. 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. Dunfermline benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern town. The local railway stations provide a regular service to Edinburgh with rail links to other parts of the UK. There are also regular and convenient bus services both local and national with bus stations available in the centre of Dunfermline and park and ride services available from Halbeath and Inverkeithing.

EXTRAS INC IN SALE / AGENTS NOTE

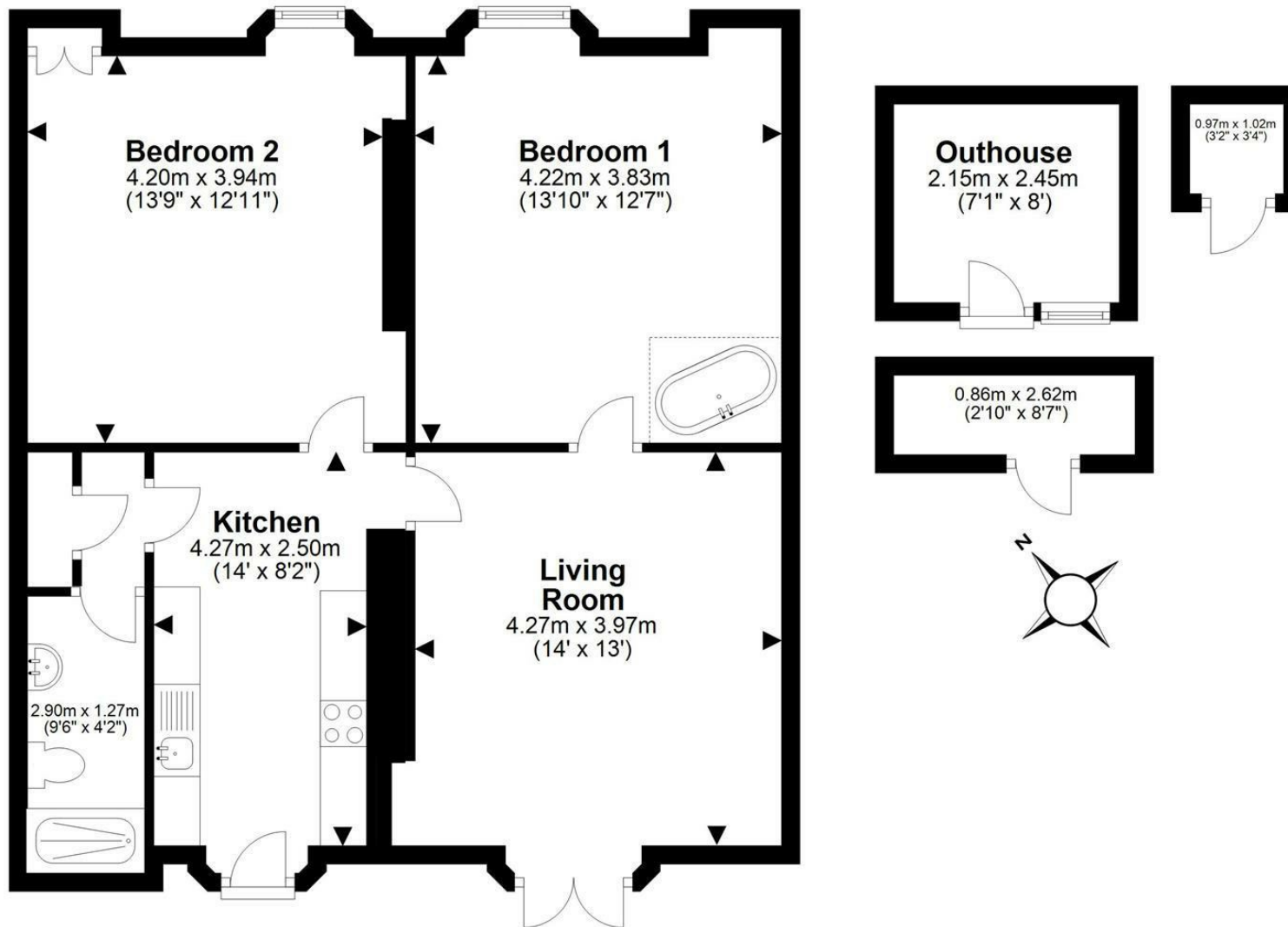
All floor coverings, bathroom fittings, light fittings together with integrated appliances.

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.









For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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PROTECTED

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.