



Morgans

PROPERTY

3 Broomhead House, Dunfermline, KY12 0PH

Offers Over £249,950

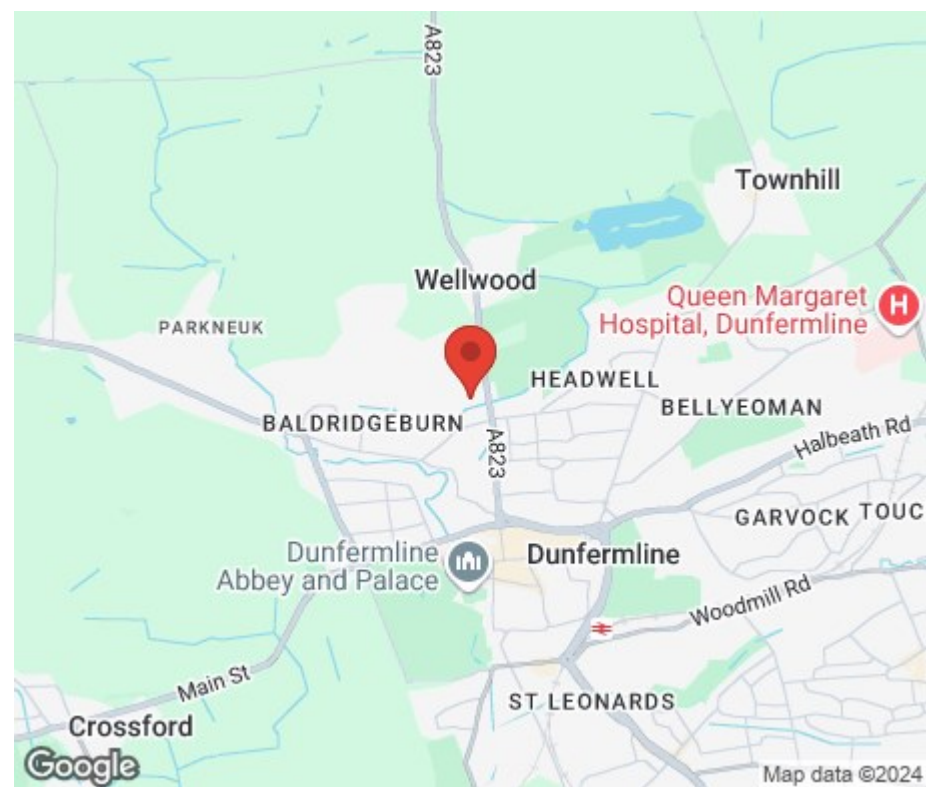






Flat 3 Broomhead House is an impressive and spacious apartment retaining superb period features occupying the first floor of this attractive stone-built country house. This house dates from the 19th century and is positioned within spacious garden grounds, which is set within a private tree lined driveway, located in the heart of the city of Dunfermline. The property has been converted into superb apartments and is accessed through a secure entrance leading to an impressive sweeping staircase taking you to the flat entrance at first floor level. Internal hallway leads to the stunning lounge with a wealth of period features rarely available today. There is a modern fitted dining kitchen, two bedrooms and four piece family bathroom. The apartment further benefits from gas central heating and sash and case windows. There is also a private garage, communal parking and gardens.





## LOCATION

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.

## EXTRAS INC IN SALE / AGENTS NOTE

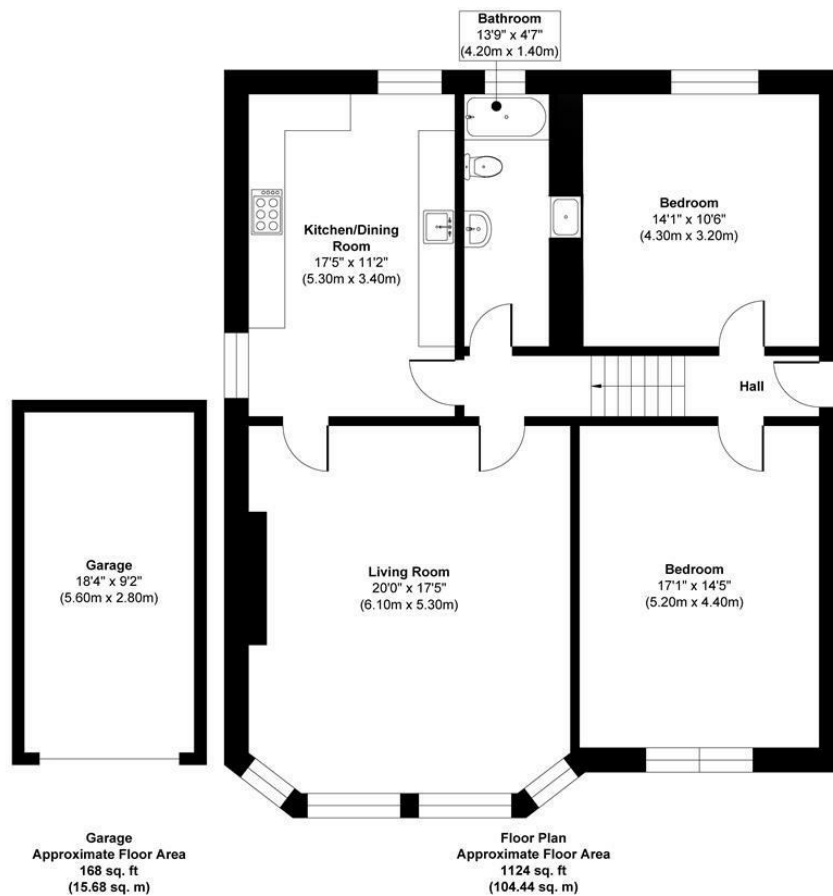
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

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 to the interlinked system installed in this property.









**Approx. Gross Internal Floor Area 1292 sq. ft / 120.12 sq. m (Including Garage)**

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



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33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

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