

**Morgans**  
PROPERTY

57c Priory Lane, Dunfermline, KY12 7DU

Fixed Price £80,000





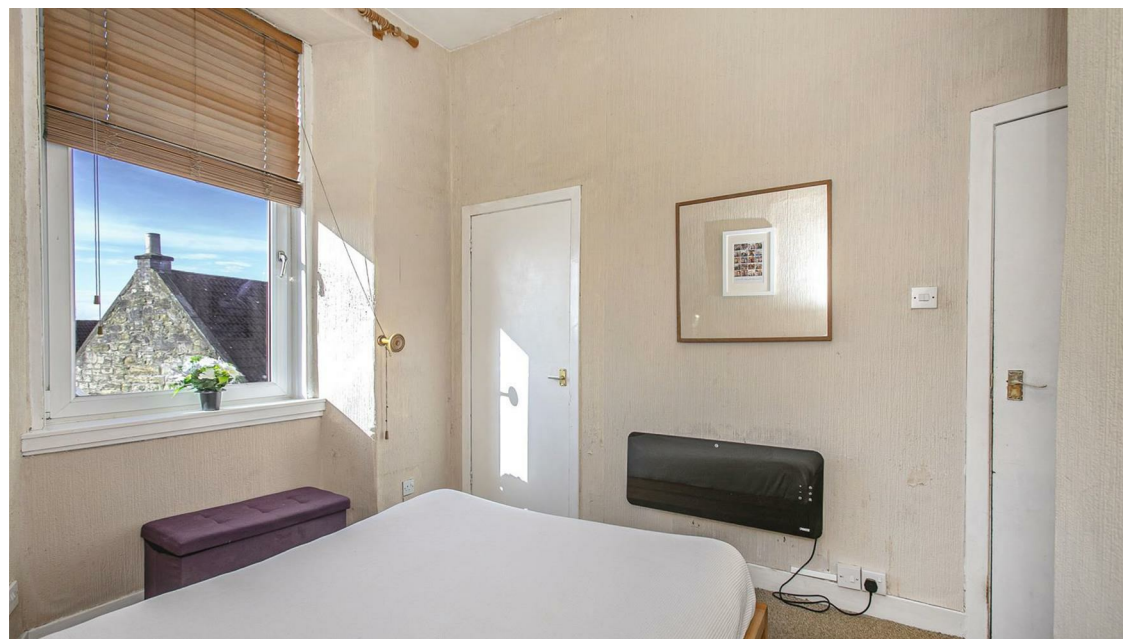
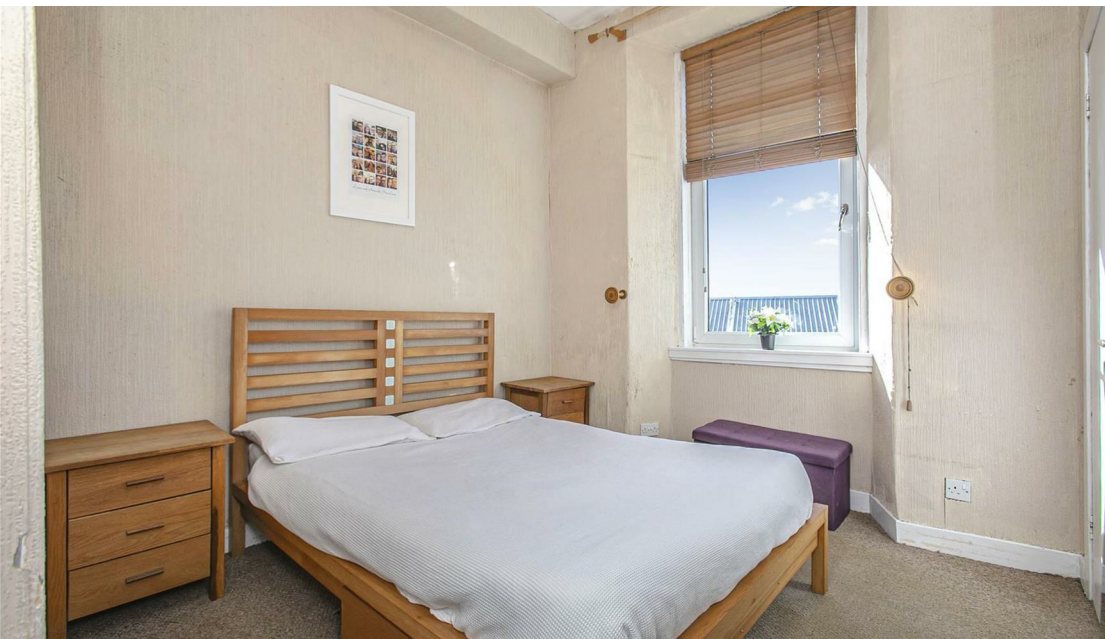


THE DICKSON'S  
EST. 1770 MARCH 1822





Ideal first time purchase in town centre location, this charming first floor traditional garden apartment is a short walk to the train station and all local amenities. The subjects briefly comprise entrance hallway with storage, lounge, kitchen, double bedroom and bathroom. The property is double glazed with electric heating and further benefits from communal garden to the rear. Ample on street parking.







## LOCATION

The Royal Burgh 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 town, 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 associated with a modern town. 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, bathroom fittings, light fittings together with integrated appliances.

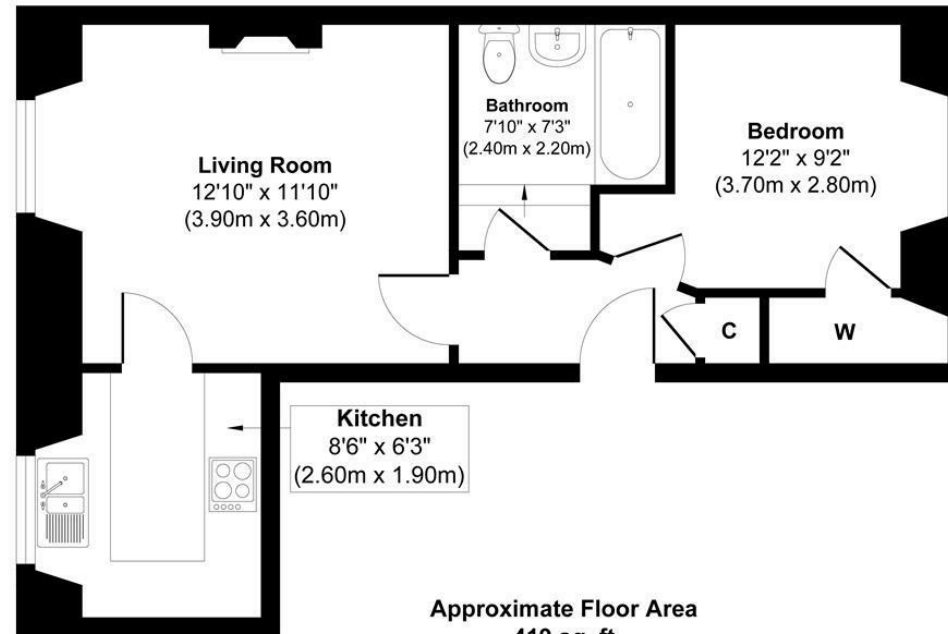
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested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







Priory Lane Dunfermline KY12 7DU



Approximate Floor Area  
419 sq. ft  
(38.90 sq. m)

Morgans

PROPERTY

Approx. Gross Internal Floor Area 419 sq. ft / 38.90 sq. m

Illustration for identification purposes only, measurements approximate, not to scale. Copyright

Morgans

PROPERTY

SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

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



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.