



Morgans

PROPERTY

9a Victoria Terrace, Dunfermline, KY12 0LY

Offers Over £199,950

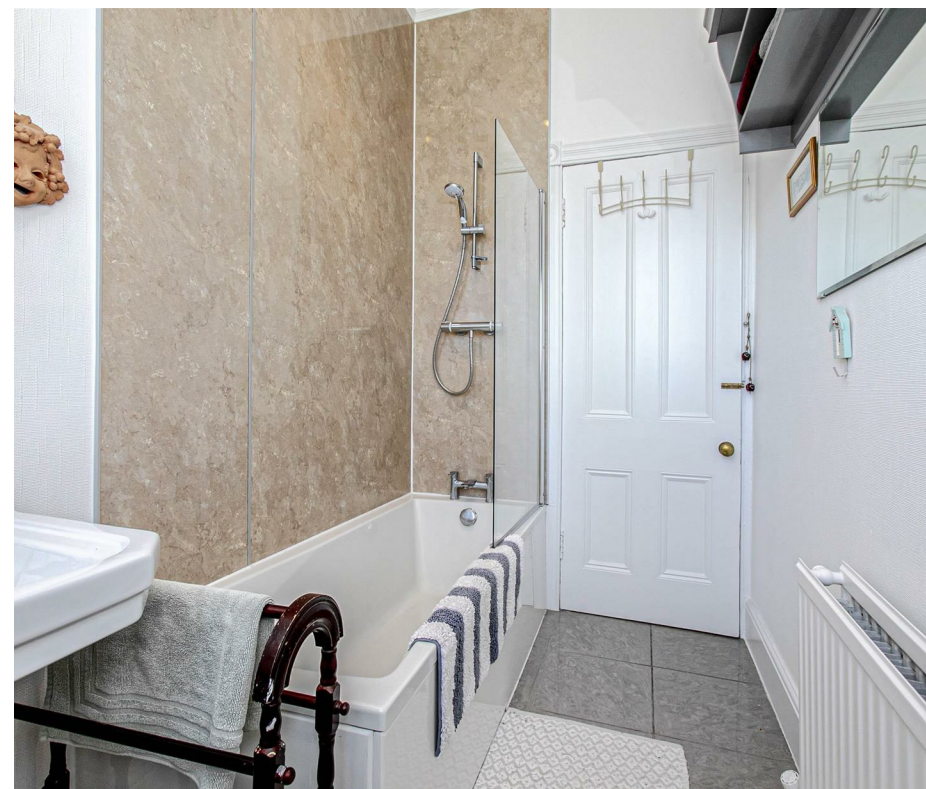






We are delighted to bring to the market this stunning traditional upper garden apartment, enviably positioned on a corner plot within the terrace with great outdoor space and ample on street parking. The gardens are well maintained with patio and seating areas. An idyllic setting providing a child and pet safe environment. The accommodation is a credit to the present owner and boasts a wealth of period features including feature fireplaces, original cornicing and hardwood doors to name but a few. The subjects briefly comprise entrance vestibule, reception hallway, good storage throughout, front facing lounge with bay window, two double bedrooms, generous dining/family room, fitted kitchen with appliances and stylish bathroom with off mains overhead shower. The property is charming and a short walk takes you into the City Centre where all amenities are at your fingertips. There is double glazing and gas central heating throughout.





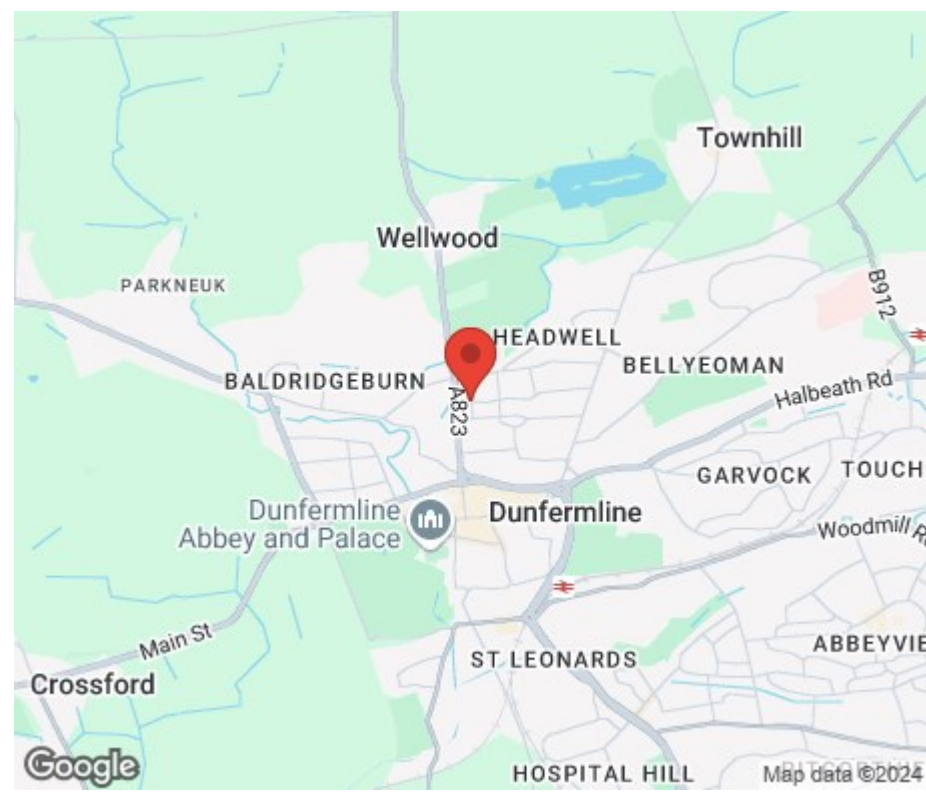
## LOCATION

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.

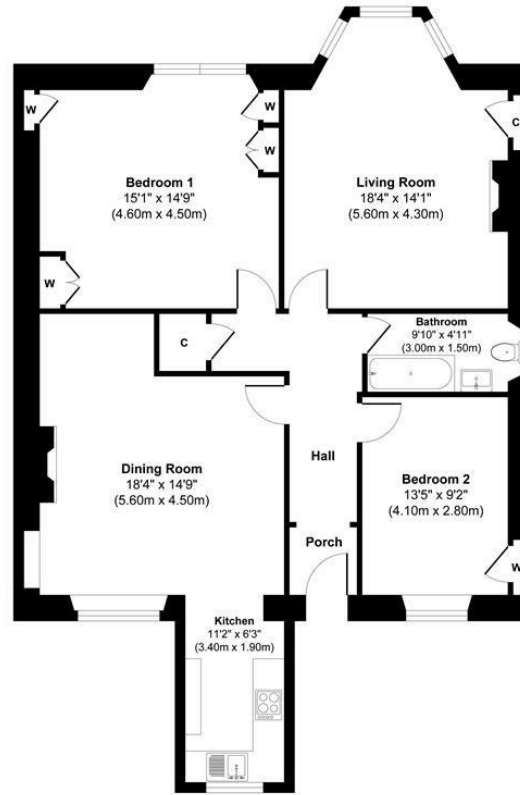








Victoria Terrace Dunfermline KY12 0LY



Approximate Floor Area  
1070 sq. ft  
(99.39 q. m)



Approx. Gross Internal Floor Area 1070 sq. ft / 99.39 sq. m  
Illustration for identification purposes only, measurements approximate, not to scale. Copyright

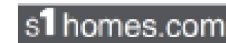


SOLICITORS | PROPERTY

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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.