

**Morgans**

PROPERTY

6 Kenneth Place, Dunfermline, KY11 8NN

Offers Over £210,000







Excellent opportunity to acquire this stylish and contemporary mid terraced townhouse situated in sought after residential area close to Tesco superstore, schooling and local amenities. The accommodation is well presented and generously proportioned over three levels. The subjects comprise: entrance hallway, lounge, dining kitchen, W.C with French doors to fully enclosed rear garden. On the first floor there are two bedrooms and a bathroom, on the second floor is the master bedroom with fitted wardrobes and en-suite. The property benefits from well maintained gardens to the rear fully enclosed providing a child and pet safe environment. The property further benefits from residents parking and ample visitors parking. Essential Viewing.





### 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.



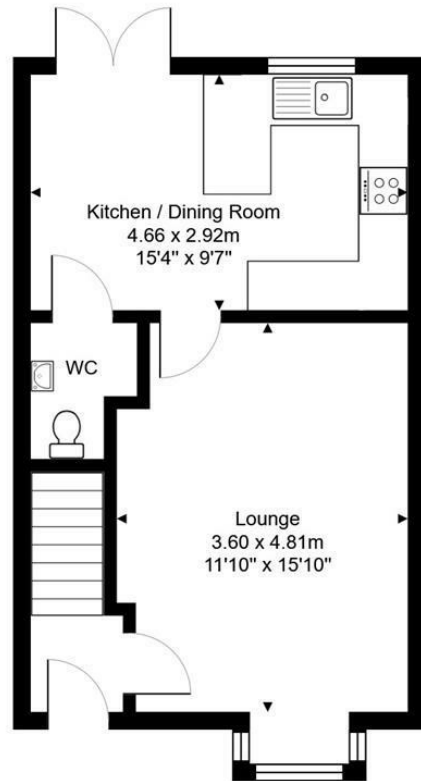




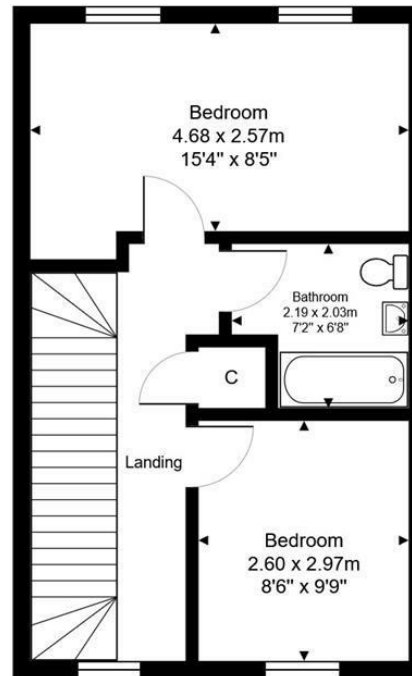
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Total Area: 99.5 m<sup>2</sup> ... 1071 ft<sup>2</sup>

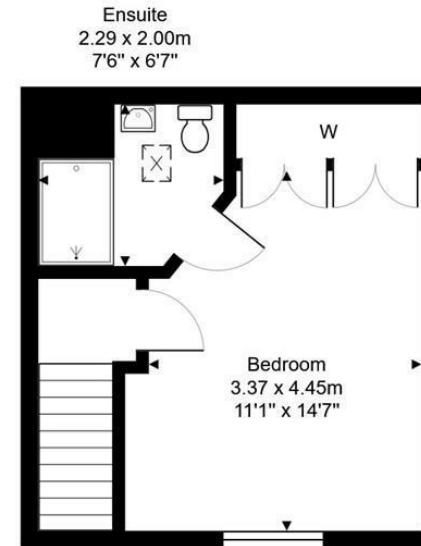
All measurements are approximate and for display purposes only



Ground Floor



1st Floor



2nd Floor



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.