

Morgans

PROPERTY

5h Duthac Court, Dunfermline, KY11 8XB

Offers Over £155,000

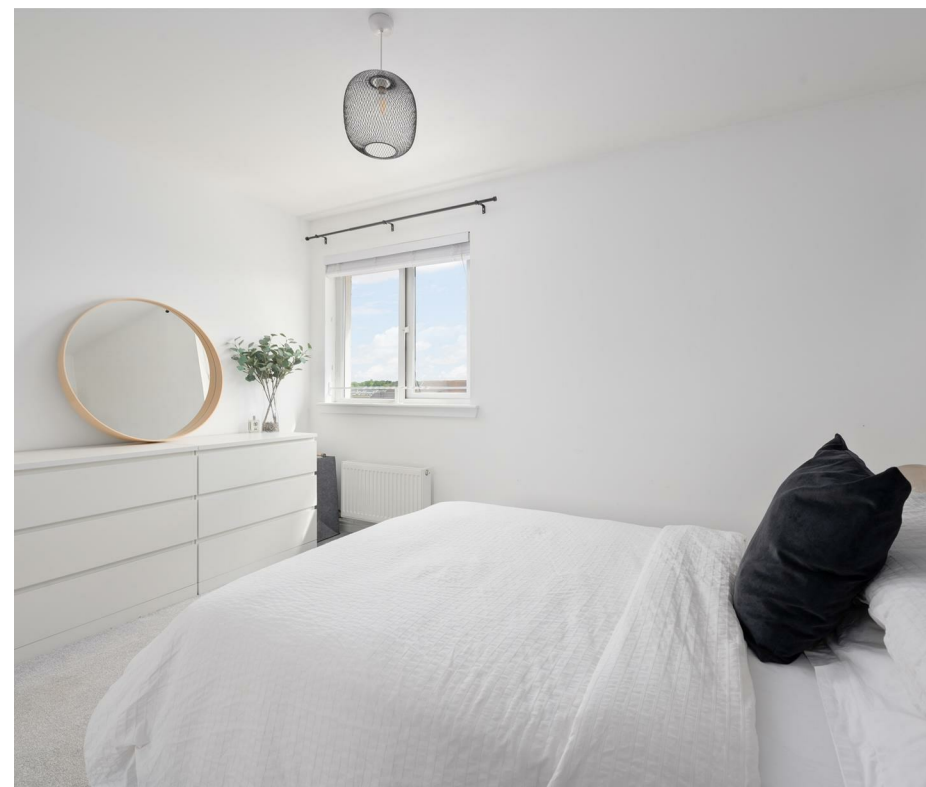






We are delighted to be marketing this executive top floor apartment with lovely views over town and beyond, situated within exclusive development of modern homes, close to Tesco Superstore, schooling and motorway network. The subjects are offered in move in condition and briefly comprise secure entry into well maintained communal entrance, private stairwell to front door of property. Internally the property comprises hallway with storage, lounge/diner, fitted kitchen with integrated appliances, principal bedrooms with master en-suite, second bedroom (both with fitted wardrobes) and bathroom. The property is double glazed with gas central heating, has attic space and residents parking. Essential viewing.





LOCATION

The ancient capital of Dunfermline won its bid to have official city status 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 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").





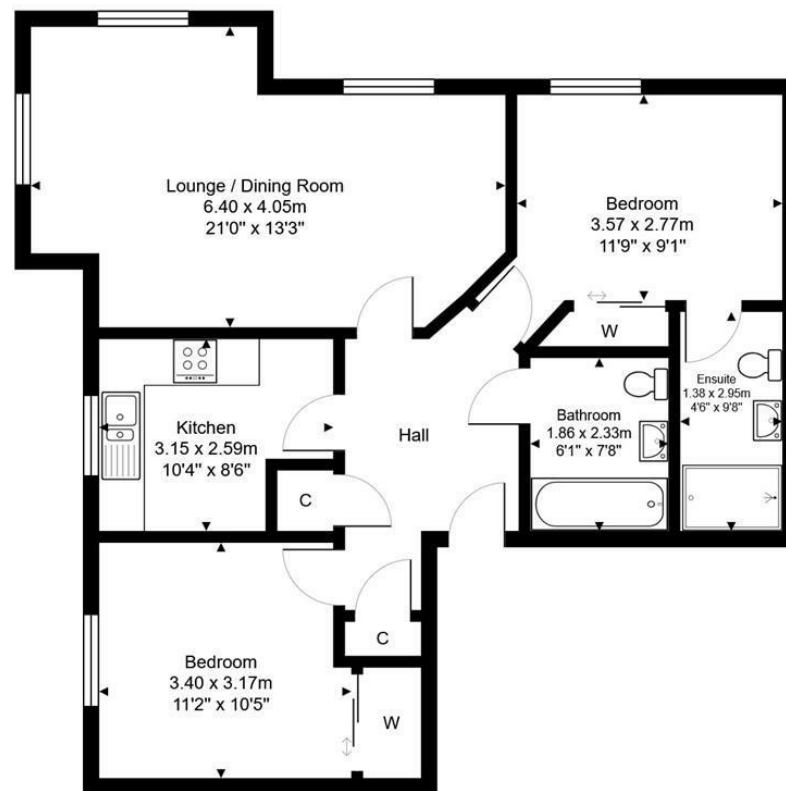


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Total Area: 73.4 m² ... 790 ft²

All measurements are approximate and for display purposes only



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.