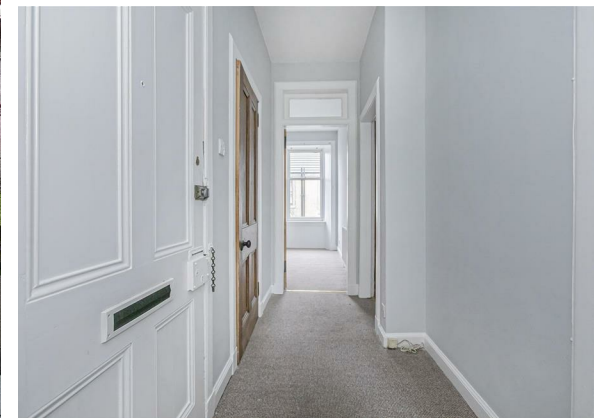
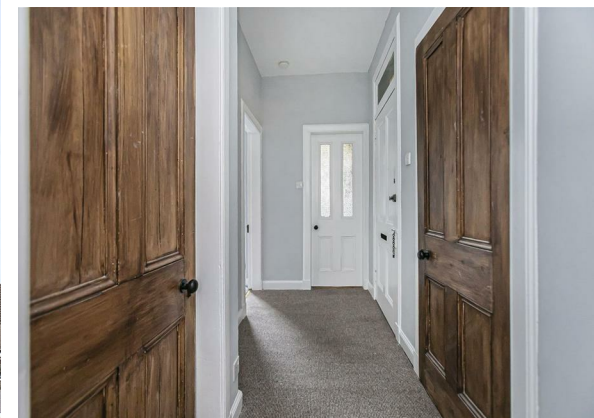




Morgans

PROPERTY

34C Rolland Street, Dunfermline, KY12 7ED

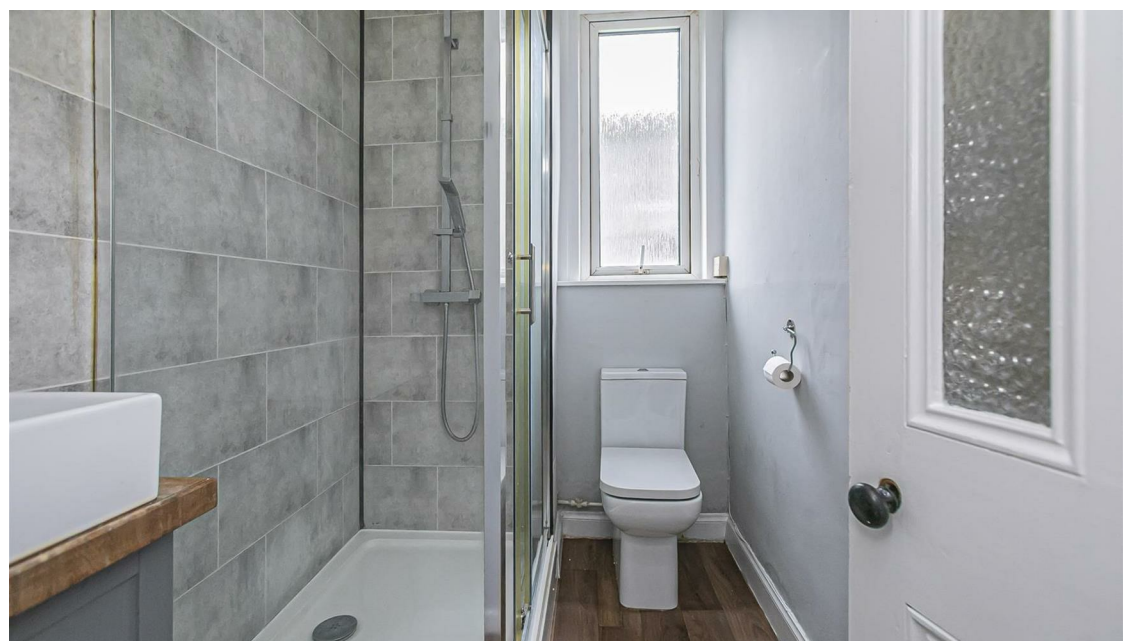
Offers Over £110,000







Situated within a sought-after area, this impressive, traditional first floor apartment has lovely period features such as beautiful ornate cornicing and a feature fireplace in the lounge. Ideally positioned for easy access to the train station and close to the town centre, this apartment has been freshly decorated and briefly comprises entrance hall with large walk-in cupboard, open plan lounge/kitchen with new oven and induction hob, two double bedrooms and shower room. With double glazing, gas central heating throughout, and a well kept communal garden to the rear, this property is presented in true move-in condition and is expected to appeal to a wide range of buyers — from first-time purchasers to downsizers and investors alike. Viewing essential.





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 appliances.

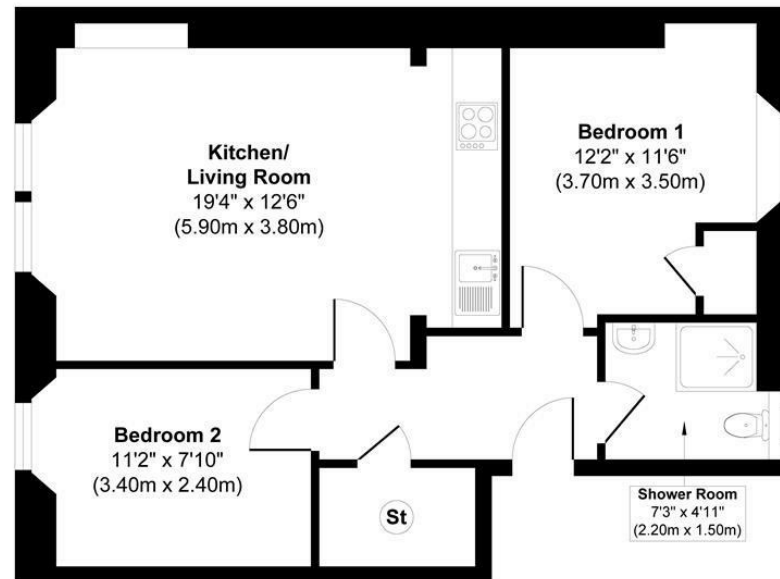
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested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







Rolland St, Dunfermline, KY12 7ED



Approximate Floor Area
551 sq. ft
(51.20 sq. m)

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Approx. Gross Internal Floor Area 551 sq. ft / 51.20 sq. m

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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.