

Morgans

PROPERTY

54 Malcolm Street, Dunfermline, KY11 4TS

Offers Over £190,000



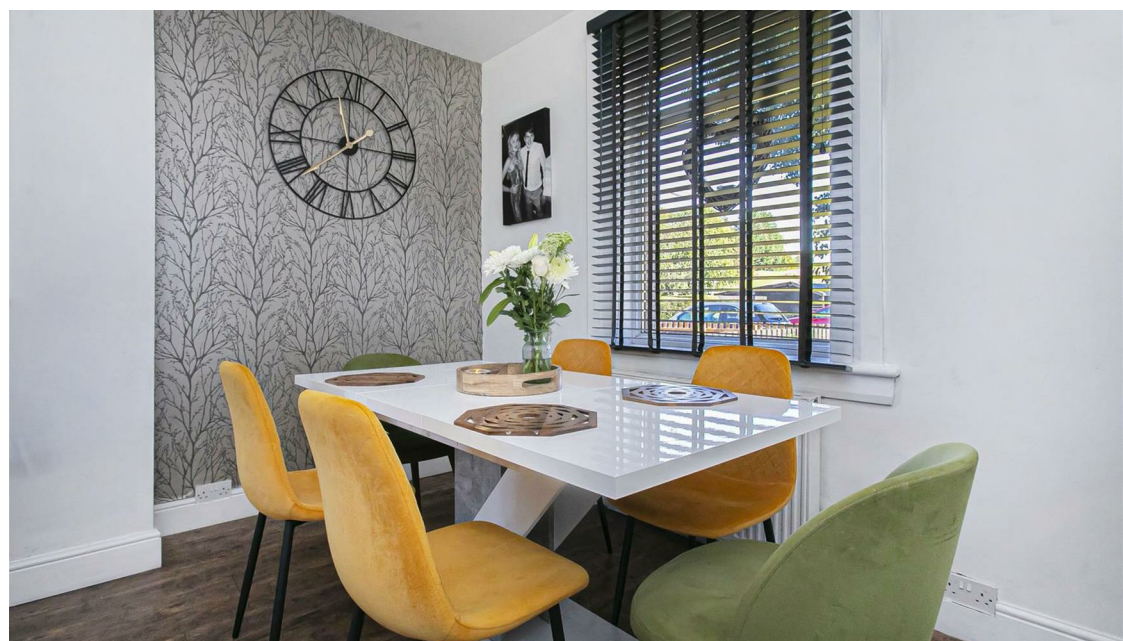
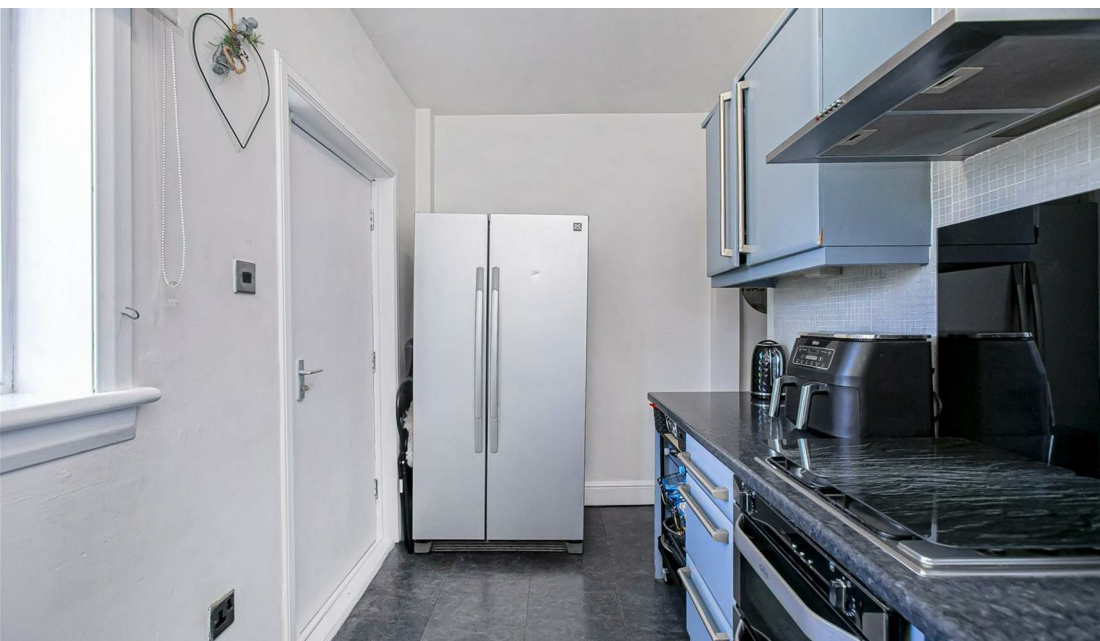




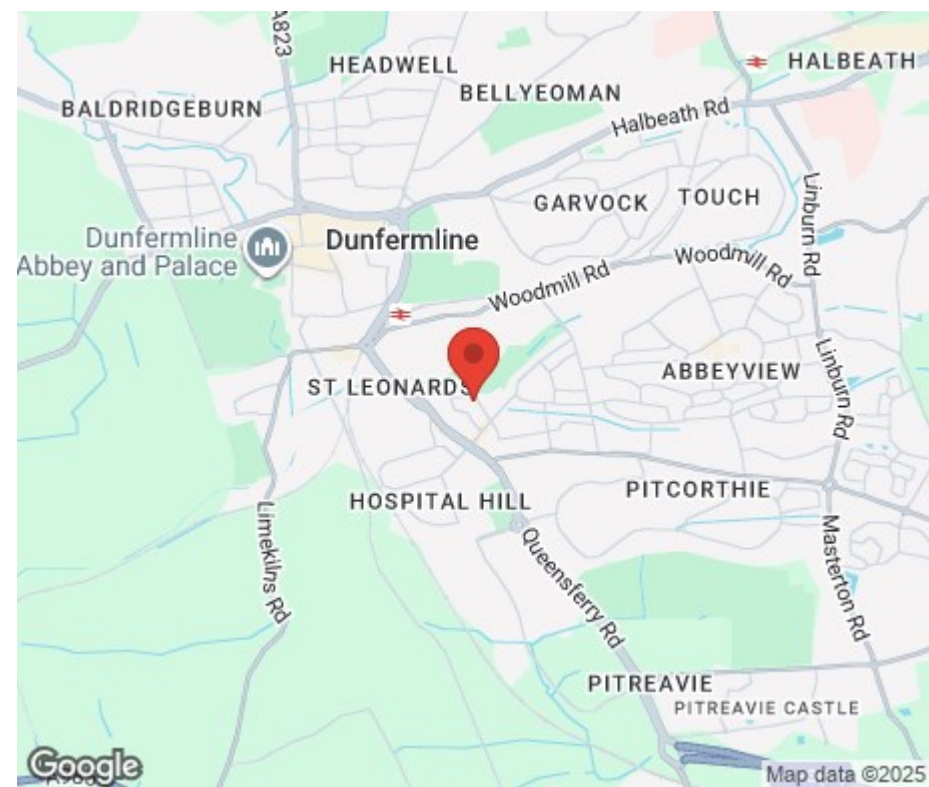




Early viewing essential. Well appointed and offered in move in condition, this semi detached villa is situated in one of Dunfermline's most popular locations with easy access to all local amenities and motorway network. The subjects benefit from being on a spacious plot with lovely gardens and private driveway at the front. The accommodation is a credit to the present owners and briefly comprises entrance hallway with storage, lounge/diner, fitted kitchen and bathroom on the ground floor. On the upper level there are three bedrooms and access to attic. There are attractive well maintained mature gardens to the front and rear fully enclosed providing a child and pet safe environment. This home is double glazed with 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.

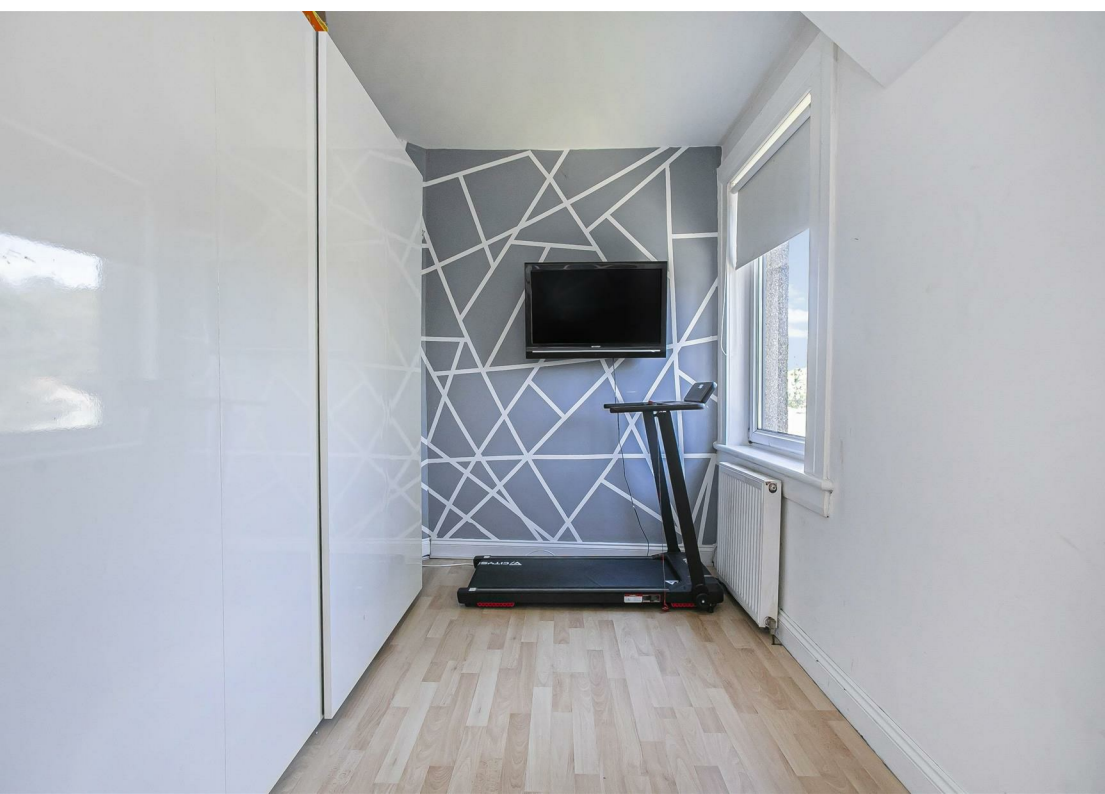
## EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds, curtains, bathroom and light fittings together with integrated appliances.

This property is being sold in its present condition and no paperwork is in place with regard to the attic. Any intending purchaser will require to accept the position as it exists.

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.







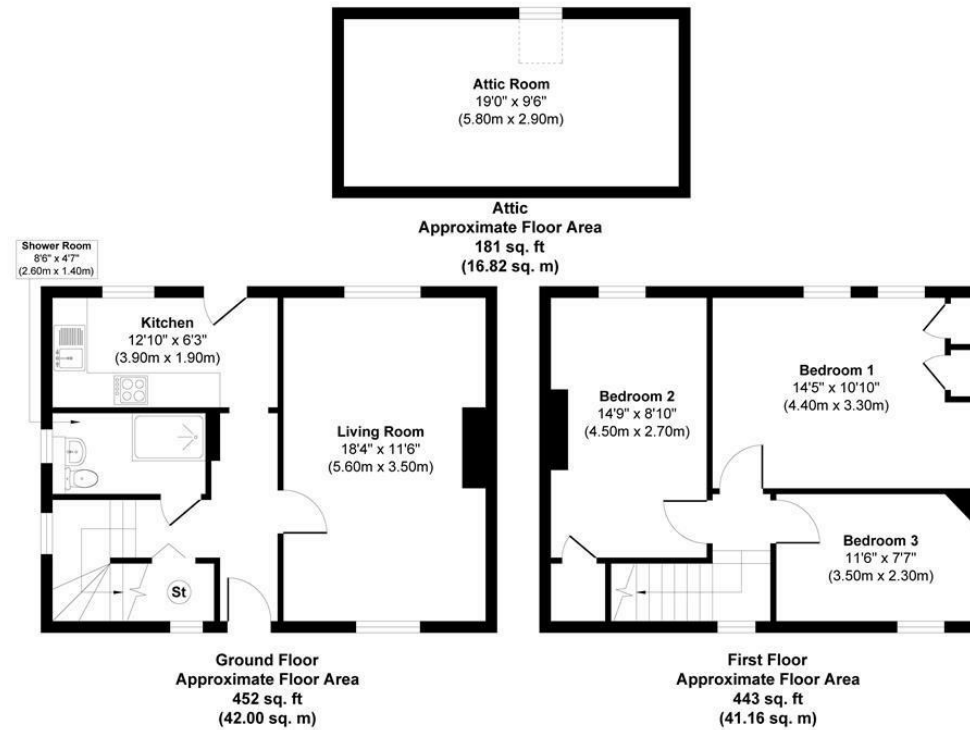








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Approx. Gross Internal Floor Area 1076 sq. ft / 99.98 sq. m

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PROPERTY

SOLICITORS | PROPERTY

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PROTECTED

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.