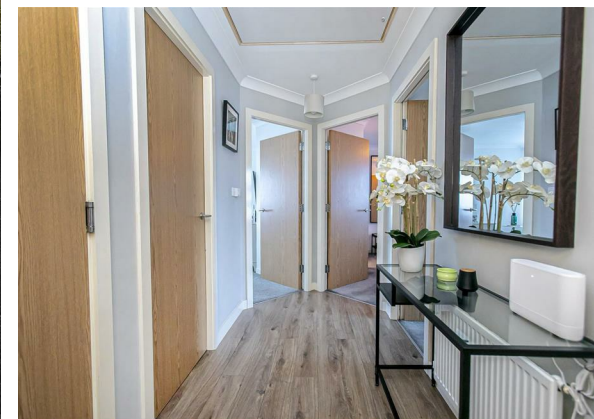
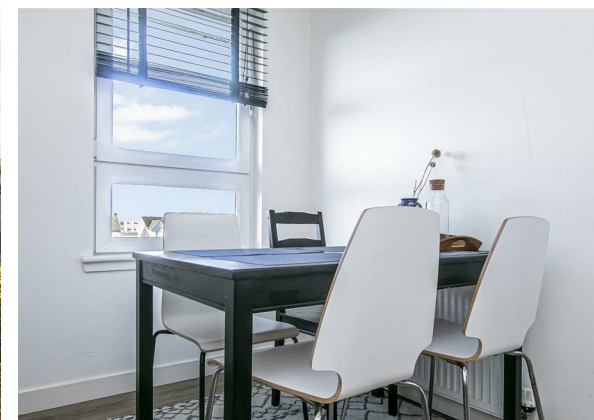




**Morgans**

PROPERTY

Flat J 44 Norway Gardens, Dunfermline, KY11 8JW

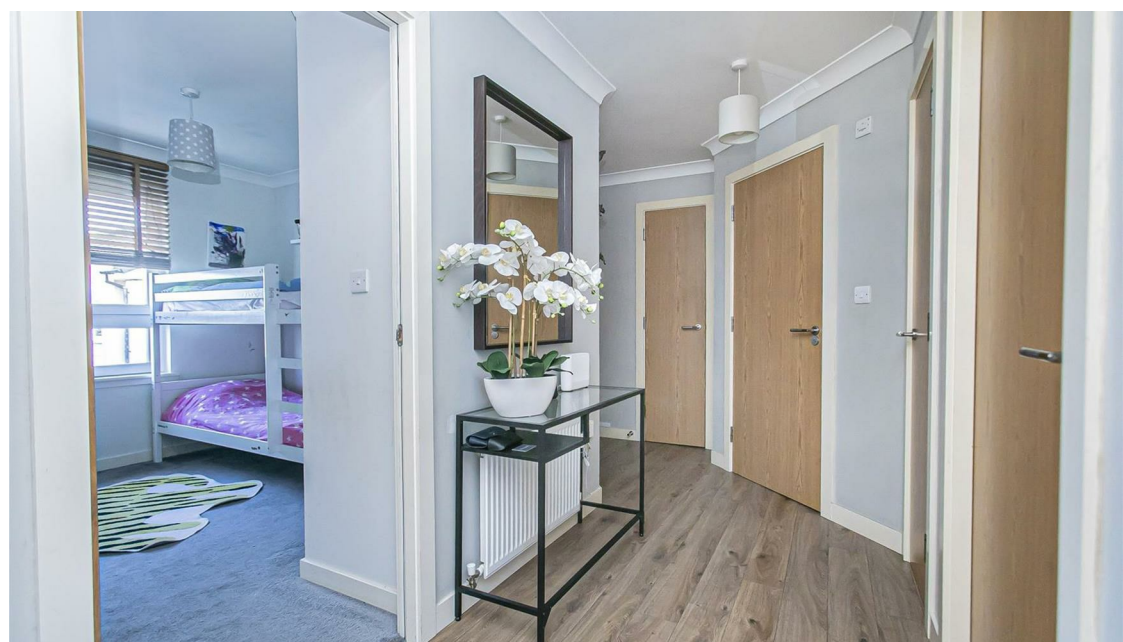
Offers Over £149,950







Essential Viewing. Excellent opportunity to acquire this modern and stylish top floor executive apartment, situated in the eastern expansion with excellent commuter links to Edinburgh. Situated just off Linburn Road where all local amenities and shops are a short walk away. Tesco Superstore and Retail Park are a two minute drive from the flat with primary schools adjacent. The subjects are generous throughout and in nice condition. They comprise secure entryphone into a well maintained communal stairwell leading up to private entrance door and hallway with storage. Lounge with open aspect, fitted breakfasting kitchen with appliances, two bedrooms with master en-suite and bathroom with overhead electric shower. The property benefits from a good sized attic providing excellent storage if required. There is gas central heating and double glazing throughout. Residents parking and ample visitors parking. Communal gardens and grounds under a factor.





## LOCATION

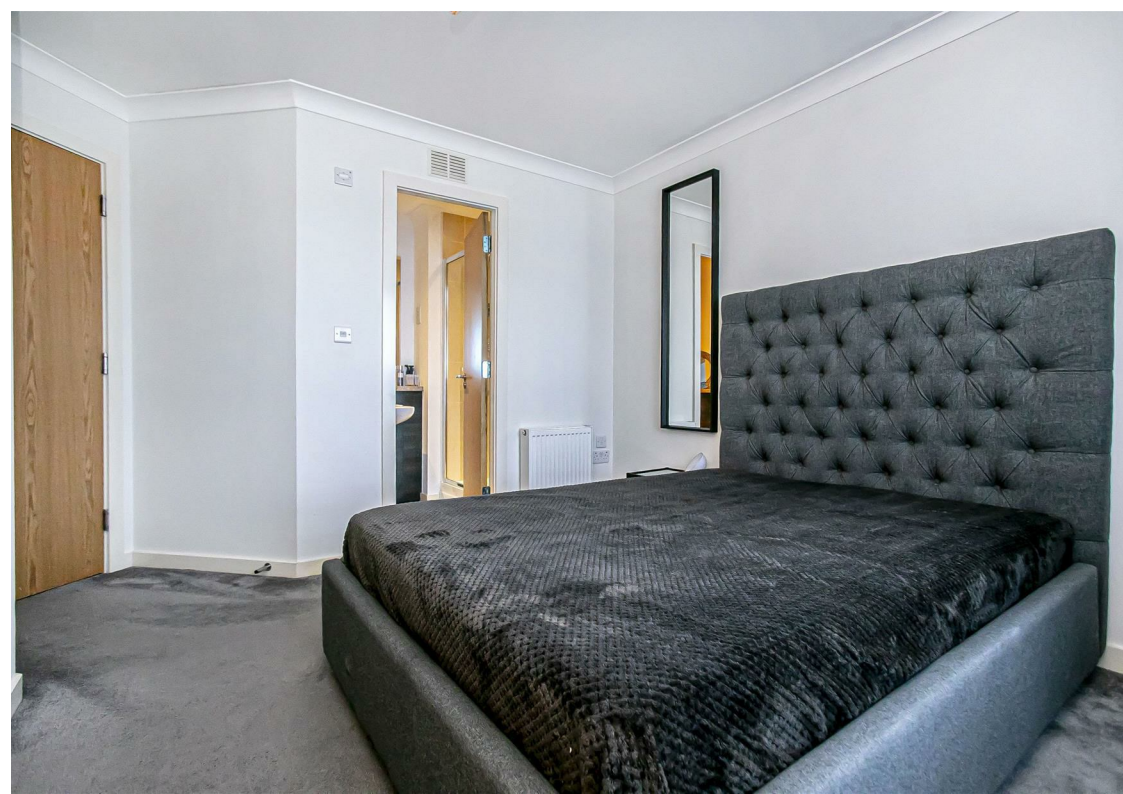
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace 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.

Please note there is a Factor Fee applied to this property which includes Buildings Insurance.

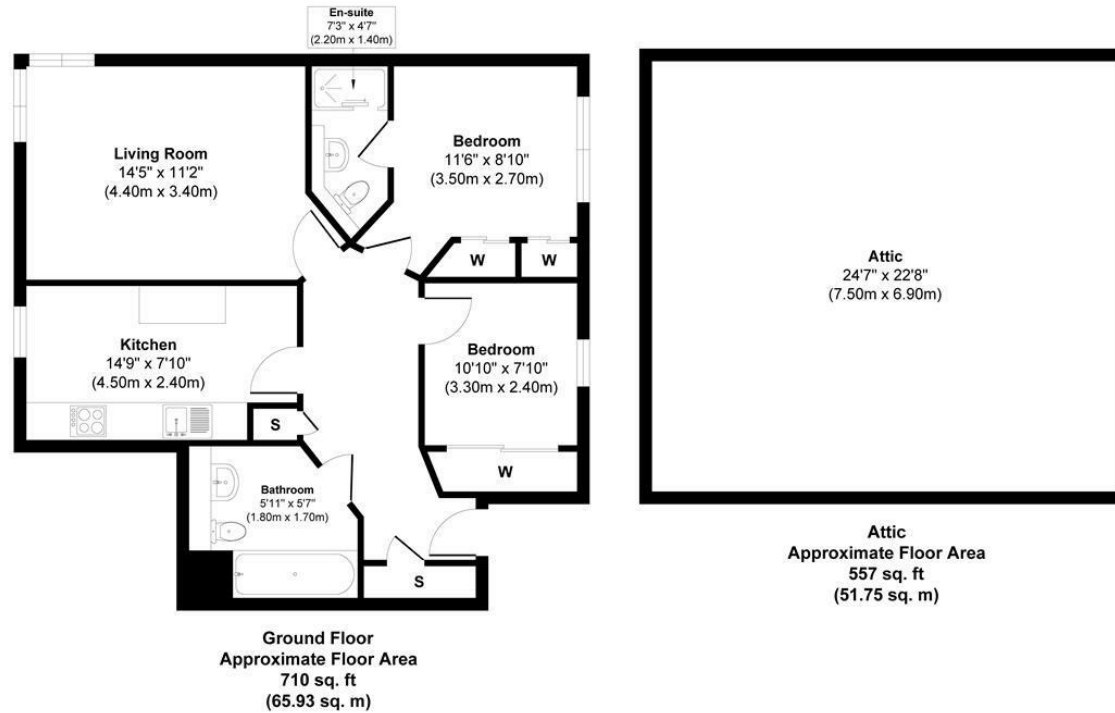
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested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







**Norway Gardens, Dunfermline, KY11 8JW**



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**Approx. Gross Internal Floor Area 1267 sq. ft / 117.68 sq. m**

Illustration for identification purposes only, measurements approximate, not to scale. Copyright

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**SOLICITORS | PROPERTY**

**33 East Port, Dunfermline, Fife, KY12 7JE**

**Tel: 01383 620222 Fax: 01383 621213**

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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.