

**Morgans**  
PROPERTY

47 Bittern Court, Dunfermline, KY11 8HF  
Offers Over £105,000







Early entry available. Well appointed ground floor flat within a modern and well maintained development in the popular eastern expansion of Duloch, close to amenities and Tesco Superstore. The property would be ideal for first time buyers or indeed a buy to let as would give a good annual yield. The accommodation briefly comprises entrance hall, lounge with Juliette balcony, contemporary kitchen with integrated appliances, double bedroom with built in wardrobes and bathroom with overhead shower. The property is double glazed with electric heating. Communal gardens with factor in place. Ample residents and visitors parking.





#### LOCATION

The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honours competition to celebrate the Queen's platinum jubilee. The Royal Burgh 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. 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. Dunfermline 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 rail links to other parts of the UK. There are also regular and convenient bus services both local and national with bus stations available in the centre of Dunfermline and park and ride services available from Halbeath and Inverkeithing.

#### EXTRAS INC. IN SALE/ AGENTS NOTE

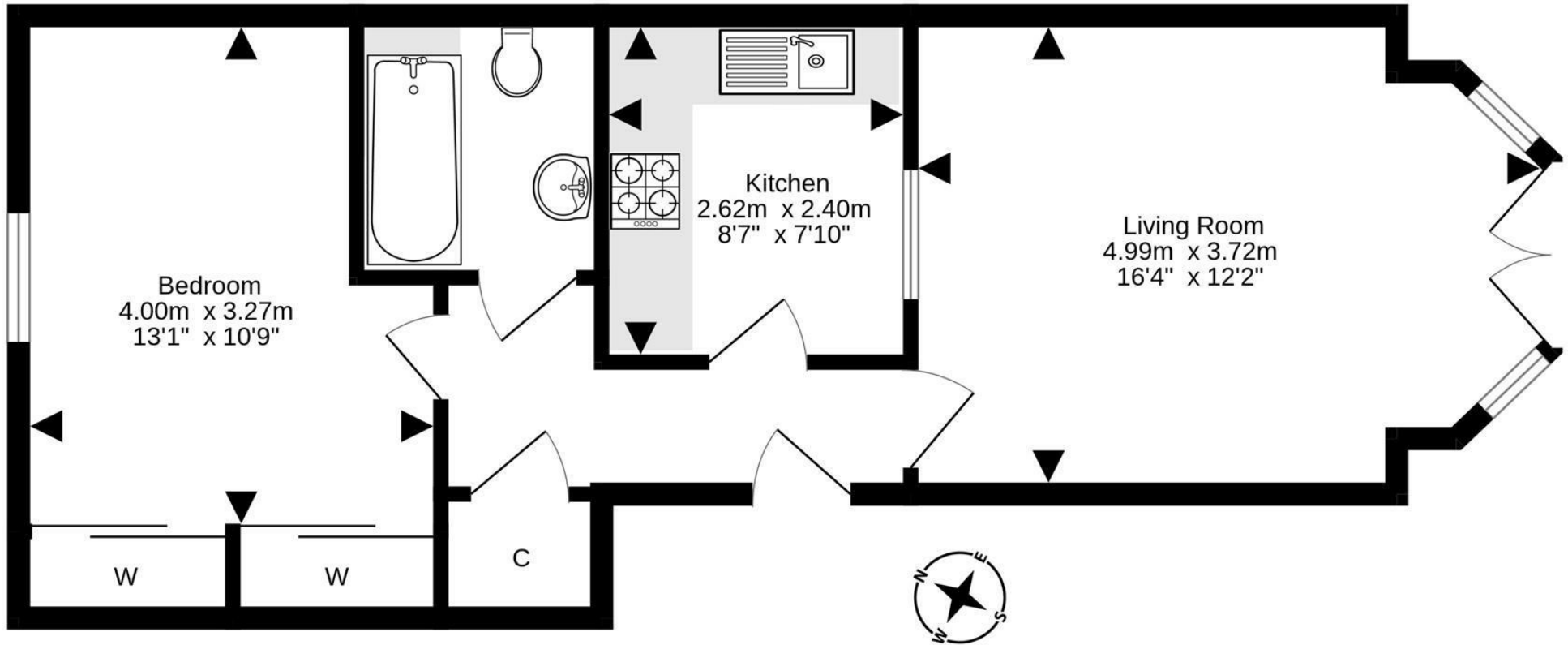
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

There are Factor Fee's attached to the property. Details of which can be obtained from our offices.

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 to the interlinked system installed in this property.



Bathroom  
1.92m x 1.88m  
6'4" x 6'2"



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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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.