



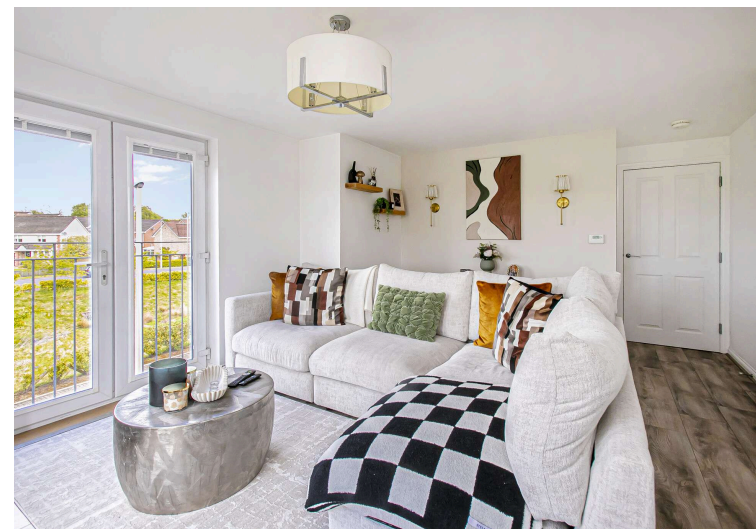
Morgans

PROPERTY

6F Blane Crescent, Dunfermline, KY11 8ZF

Offers Over £155,000





Two-bedroom first floor flat



En suite to principal bedroom



Generous living room



Separate bathroom



Fitted kitchen



Built-in storage throughout



EPC Rating -



Council Tax Band -



## Welcome

This two-bedroom first floor flat offers well-proportioned and well-appointed accommodation on a single level, suitable for a first-time buyer, couple, or investor. The accommodation comprises a generous living room extending to over 18 feet, fitted kitchen, two bedrooms and a bathroom. The principal bedroom is a comfortable double with built-in wardrobe storage and its own private en suite — a particularly useful addition. A storage cupboard provides further practical space. The property further benefits from an open outlook with views over Dunfermline, communal gardens and residents parking. Situated in Dunfermline, the property is within easy reach of local amenities, schools, and transport links.



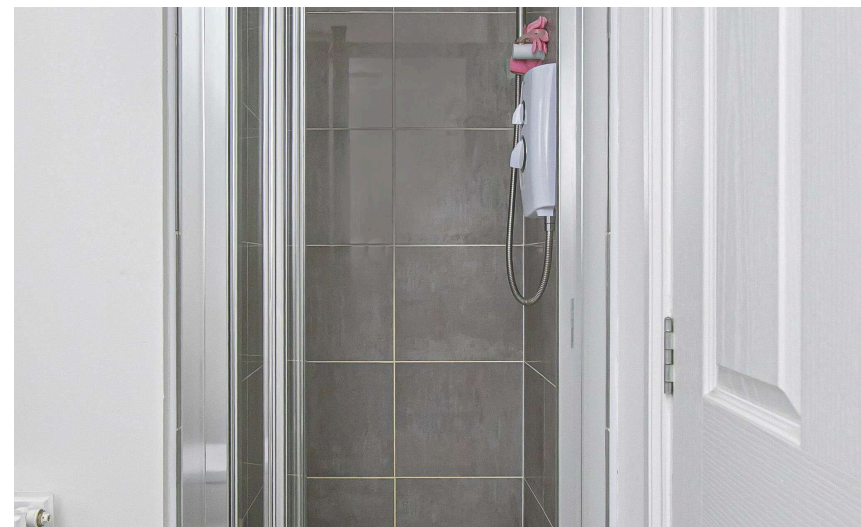


## **EXTRAS INC. IN SALE/AGENTS NOTE**

All floorcoverings, 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"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.









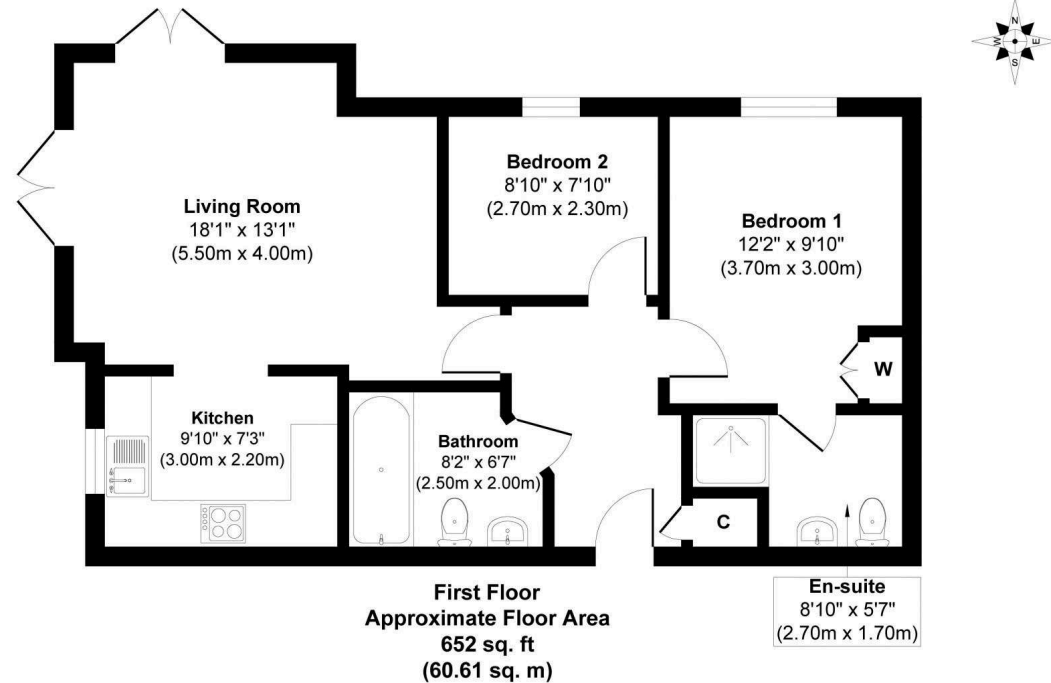
## Dunfermline

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.

## Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.

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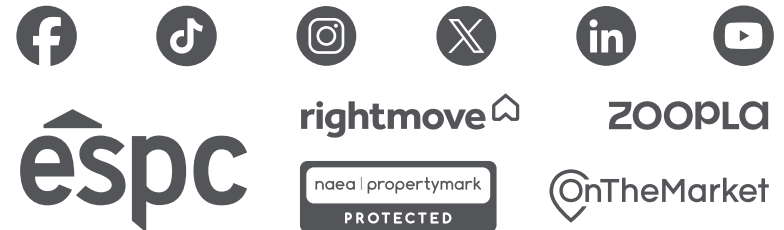


Approx. Gross Internal Floor Area 652 sq. ft / 60.61 sq. m

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SOLICITORS | PROPERTY  
33 East Port, Dunfermline, Fife, KY12 7JE  
Tel: 01383 620222 Fax: 01383 621213  
[www.morganlaw.co.uk](http://www.morganlaw.co.uk)



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.