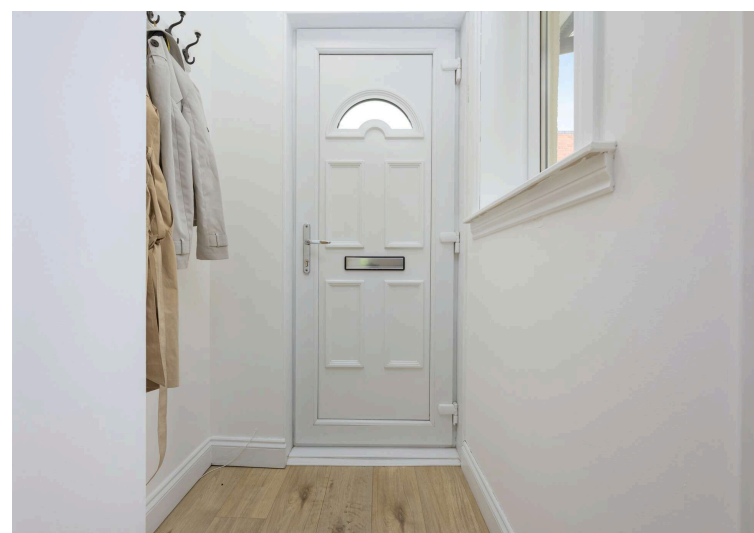




65 Kinnaird Place, Dunfermline, KY12 0XL  
Offers Over £165,000

2 1 1



Two-bedroom mid-terrace home



First floor bathroom(overhead shower)



Lounge/dining area



Built-in storage throughout



Breakfasting Kitchen



609 sq ft of living space



EPC Rating - C



Council Tax Band - C



## Welcome

Excellent two-bedroom mid-terrace home offers practical and well-laid-out accommodation over two floors, suitable for a first-time buyer, couple, or investor. Beautifully presented and stylish throughout the ground floor provides a lounge/dining room and a fitted kitchen. The first floor comprises two bedrooms and a bathroom with off mains overhead shower. The principal bedroom is a good-sized double, with the second bedroom also a comfortable size. Two built-in storage cupboards on the landing provide useful additional space. There are well maintained gardens to the front and rear, enclosed providing a child and pet safe environment with patio area and garden shed. An idyllic haven. Situated in Dunfermline, KY12 0XL, the property is within easy reach of local amenities, schools, and transport links. Early entry is available. Particular features of the property include:

- Private off street parking
- Walking distance to shops, schools, bus stops and QM Station
- Attractive open views to the south
- Quiet, peaceful location
- Freshly decorated
- Space for dining table in kitchen

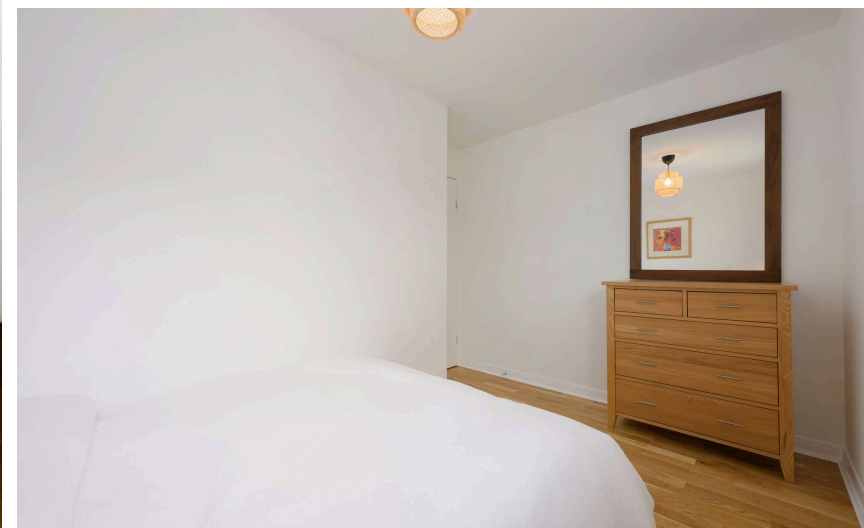


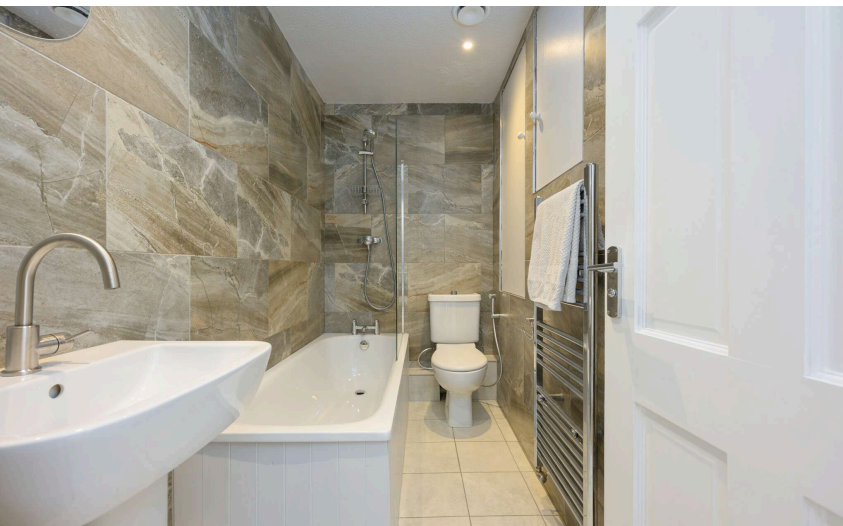


## **EXTRAS INC. IN SALE/AGENTS NOTE**

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

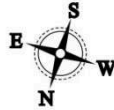
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace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

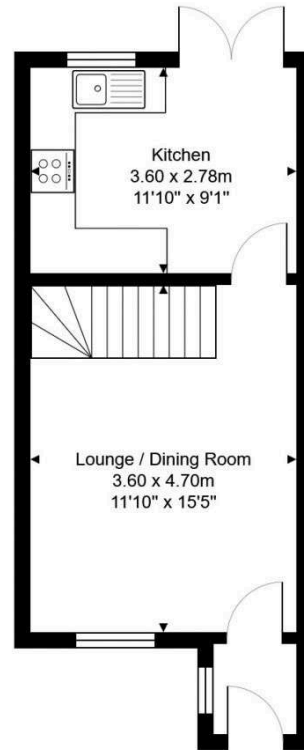


# 65 Kinnaird Place, Dunfermline, KY12 0XL



Total Area: 56.6 m<sup>2</sup> ... 609 ft<sup>2</sup>

All measurements are approximate and for display purposes only



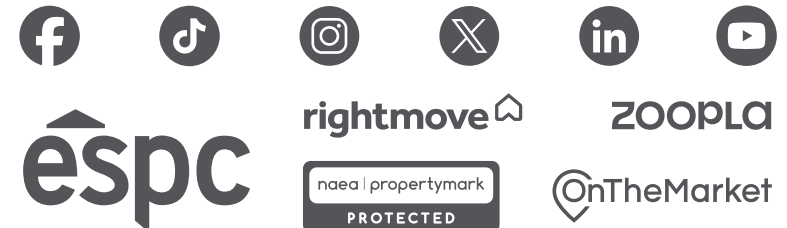
Ground Floor



1st Floor



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[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.