



Morgans

PROPERTY

12 Baldridgeburn, Dunfermline, KY12 9DY

Fixed Price £170,000





Entrance Hall and Vestibule



Two Double Bedrooms



Lounge



Four Piece Bathroom



Breakfasting Kitchen



Attic



EPC Rating - D



Council Tax Band - D





## Welcome

### DESCRIPTION

SOLD AS SEEN. Keenly priced and deceptively spacious is this detached two bedroom bungalow located a five minute walk from the city centre. Early entry is available for this home which requires general cosmetic upgrading. The property is generous throughout and briefly comprises entrance vestibule, hallway, lounge with stove, breakfasting kitchen, two double bedrooms with wardrobes and four piece bathroom. Access to attic. There are easy to maintain small sections of garden to the side and rear with ample space for storage/sheds and bins. Ample on street and parking adjacent to the property. This home is double glazed with gas central heating.





## EXTRAS INC. IN SALE/AGENTS NOTE

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

This property is being sold as seen in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property or white goods. 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.





## Dunfermline

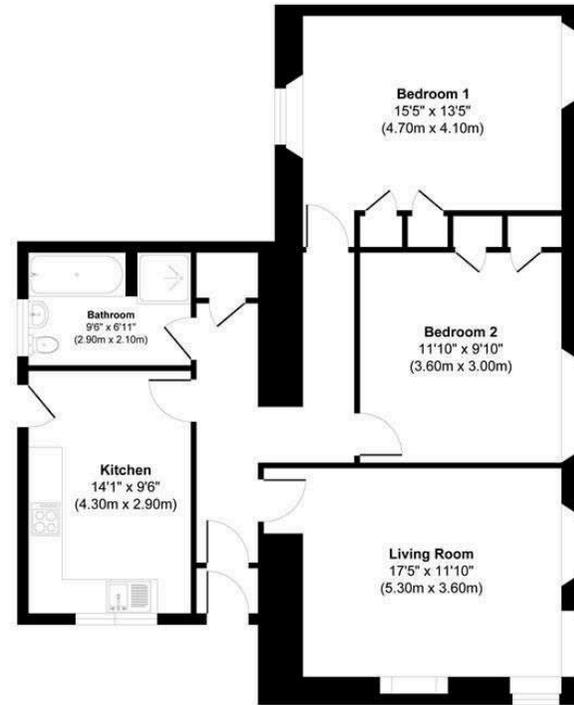
The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace 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. We are also Mortgage and Financial Advisers. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



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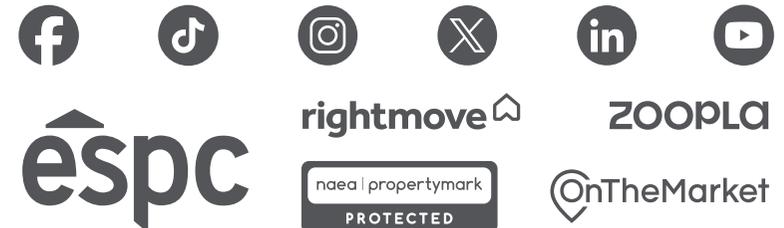
Approximate Floor Area  
921 sq. ft  
(85.53 sq. m)



Approx. Gross Internal Floor Area 921 sq. ft / 85.53 sq. m  
Illustration for identification purposes only, measurements approximate, not to scale. Copyright



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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.