



Morgans

PROPERTY

5 Edward Street, Dunfermline, KY12 0JL

Offers over £130,000





Spacious first-floor flat



Two double bedrooms



Generous 14ft lounge



Modern shower room



Open-plan kitchen/dining room



Built-in hall cupboard



EPC Rating -



Council Tax Band -



Welcome

A well-presented and generously proportioned two-bedroom first-floor flat offering nearly 800 square feet of comfortable accommodation in a central Dunfermline location. With its own stair access and a practical, well-balanced layout, this property is an ideal choice for first-time buyers, downsizers, or those seeking a quality investment. The accommodation is entered via a private stair leading to a welcoming hallway with a useful built-in cupboard. The generous lounge provides a bright and comfortable everyday living space, whilst the open-plan kitchen and dining room — extending to over 16 feet — creates a wonderfully sociable space for cooking and dining. A modern shower room completes the core accommodation. There are two well-proportioned double bedrooms, with the principal bedroom extending to nearly 12 feet — a generous and comfortable room with good natural light throughout. The property further benefits from private driveway and garden to the rear.





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.





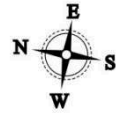
Dunfermline

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

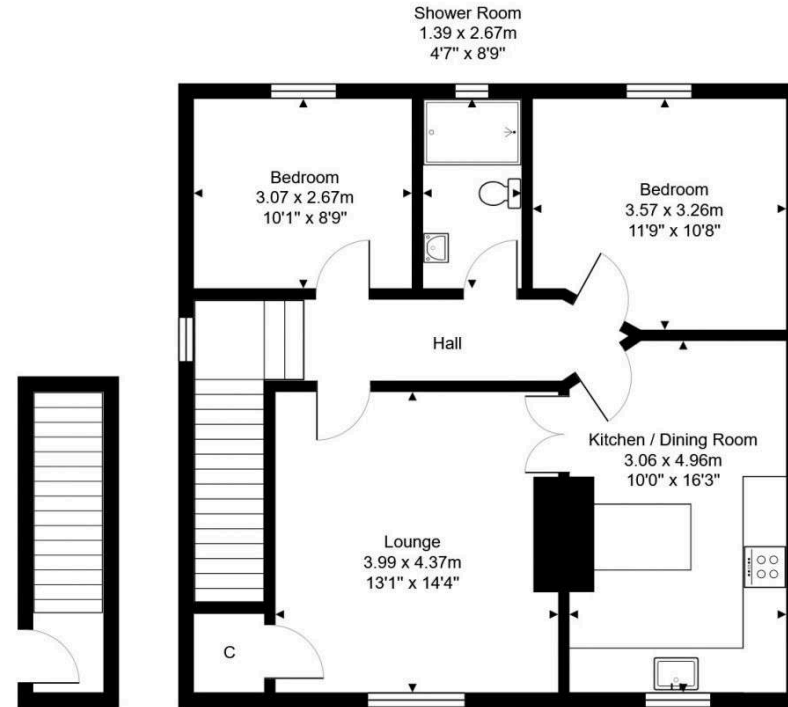
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.

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Total Area: 74.2 m² ... 798 ft²

All measurements are approximate and for display purposes only



1st Floor



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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.