



Morgans

PROPERTY

10 Lady Campbells Court, Dunfermline, KY12 0LJ

Offers Over £190,000





Two-bedroom home



Useful pantry storage



Bright and spacious lounge



Ground floor W.C.



Well-proportioned kitchen



Two double bedrooms



EPC Rating -



Council Tax Band -



Welcome

Beautifully presented two-bedroom home offering comfortable and practical accommodation over two levels, ideally suited to first-time buyers, small families or those looking to downsize. The ground floor comprises entrance hallway, lounge/diner, the kitchen is well laid out with good storage and worktop space, and is complemented by a useful pantry. A hallway and convenient W.C. complete the ground floor accommodation. On the upper level, the property offers two well-proportioned double bedrooms, both benefiting from good natural light, with one also featuring built-in storage. These are served by a family bathroom, with additional storage available from the landing. Externally, the property benefits from private garden grounds, has private residential parking and is situated within a popular residential area of Dunfermline, in the town centre close to local amenities, schooling and transport links.

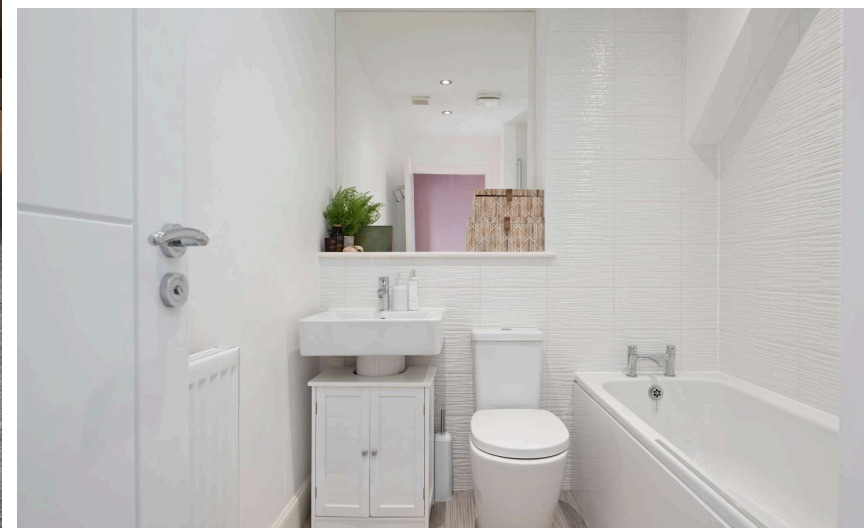
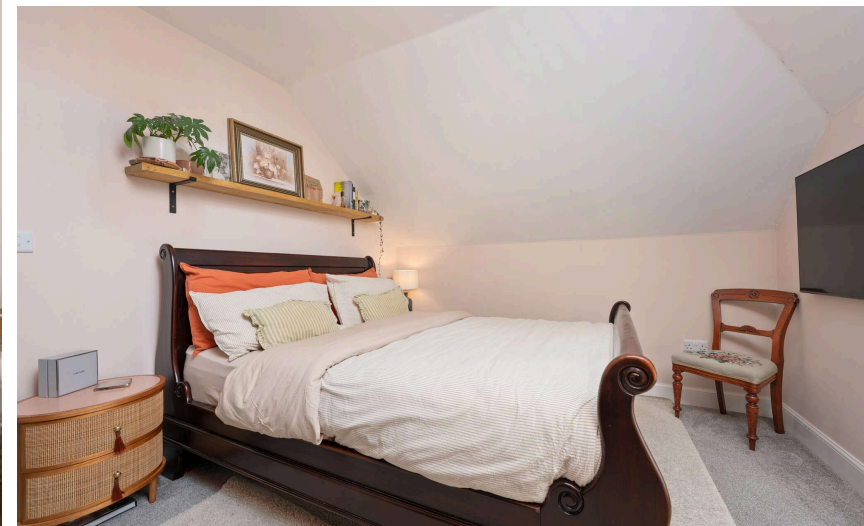




EXTRAS INC. IN SALE/AGENTS NOTE

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.

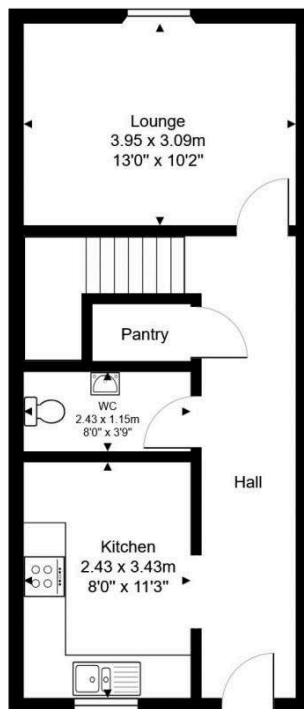


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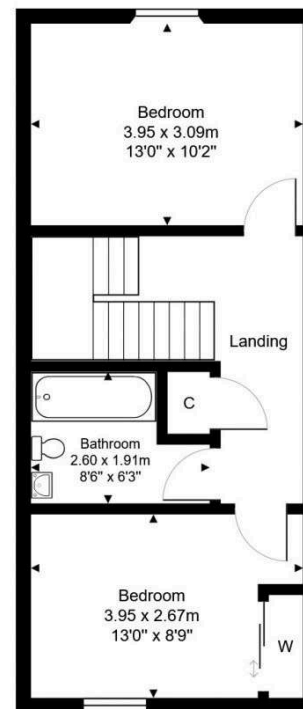


Total Area: 77.5 m² ... 835 ft²

All measurements are approximate and for display purposes only



Ground Floor



1st Floor



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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.