



Morgans

PROPERTY

33 Almond Road, Dunfermline, KY11 4BX

Offers over £160,000





Three-bedroom terraced home



First floor shower room



Ground floor W.C.



910 sq ft of living space



Large living room and kitchen



Built-in storage throughout



EPC Rating -



Council Tax Band -



Welcome

With panoramic views over the Forth Valley, this three-bedroom semi-detached home offers comfortable well-proportioned accommodation over two floors, extending to approximately 910 sq ft and suitable for a first-time buyer, couples or families. The ground floor provides a generous living room, large recently installed fitted kitchen, and a ground floor W.C. The kitchen has a full height storage cupboard and lots of storage space. The first floor comprises three bedrooms and a shower room. The principal bedroom is a comfortable double and the second double bedroom has fitted wardrobes. The third bedroom can also be used as a study for home working and has a large storage cupboard. The property further benefits from driveway to the front and mature landscaped gardens to the front, side and rear. Situated in Dunfermline, the property is conveniently placed for 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.





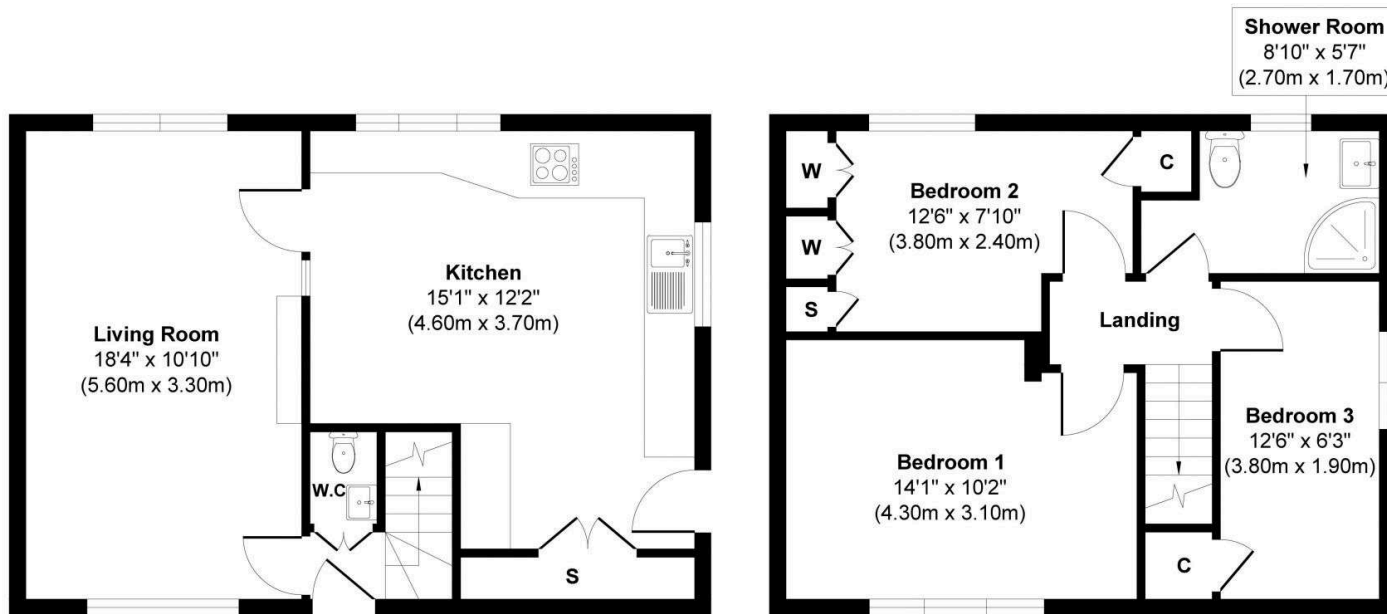
Dunfermline

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.





Ground Floor
Approximate Floor Area
482 sq. ft
(44.80 sq. m)

First Floor
Approximate Floor Area
428 sq. ft
(39.76 sq. m)



Approx. Gross Internal Floor Area 910 sq. ft / 84.56 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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