



Morgans

PROPERTY

8 Bannerman Street, Dunfermline, KY12 0LR

Offers Over £129,500





One-bedroom end terraced home



Generous double bedroom



Open-plan kitchen/living room



Characterful spiral staircase



Bathroom



640 sq ft of living space



EPC Rating -



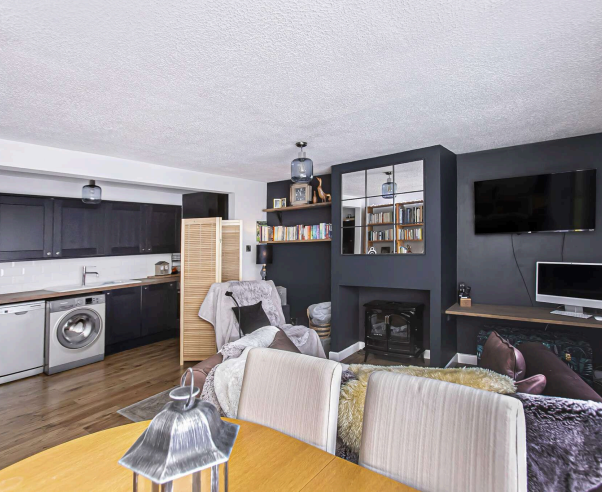
Council Tax Band -



## Welcome

A delightful one-bedroom end terraced period home offers well-proportioned accommodation over two floors, suitable for a first-time buyers, single occupant or couples. The ground floor is dominated by a generous open-plan kitchen/living room extending to nearly 19 feet by nearly 18 feet - an impressively large and versatile space for a property of this size with ample room for table and chairs. A bathroom with bath and overhead shower, running from combi-boiler, completes the ground floor. The first floor comprises a double bedroom of excellent proportions, also extending to over 18 feet in length with built in storage and accessed via a characterful spiral staircase. There is a small section of ground to the front and in addition hardstanding for parking/driveway. Situated on Bannerman Street, Dunfermline, KY12 0LR, the property is within easy reach of local amenities, shops, and transport links. A short walk takes you into the city centre.





### 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.





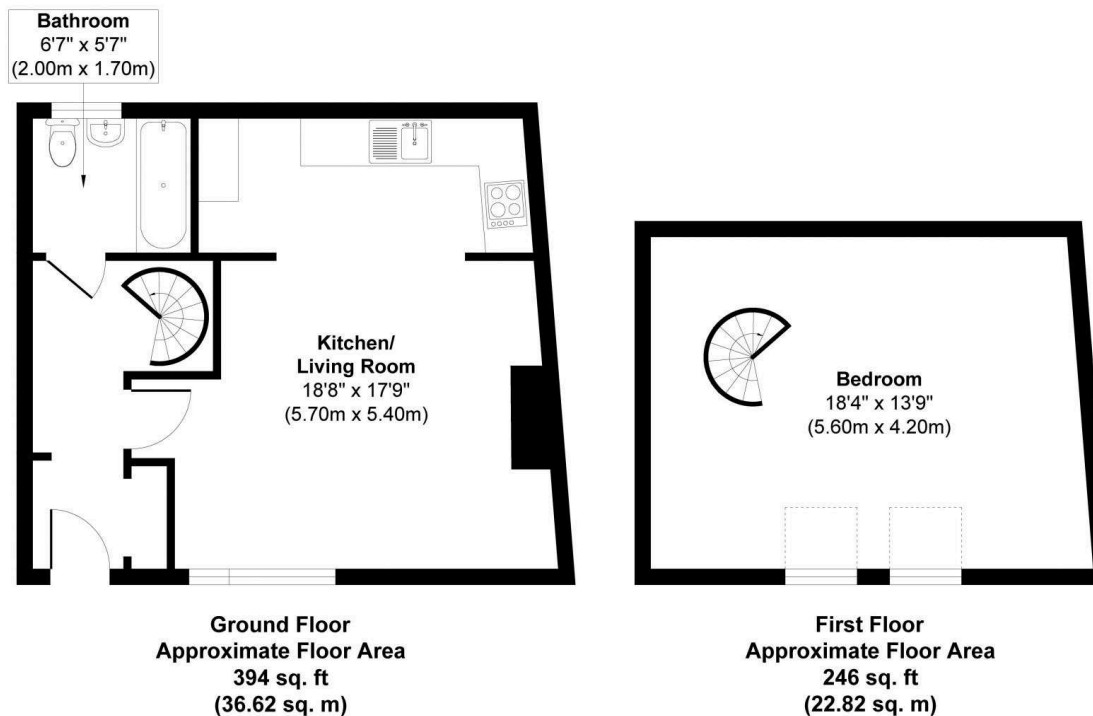
## Dunfermline

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.

Bannerman Street, Dunfermline, KY12 0LR



Approx. Gross Internal Floor Area 640 sq. ft / 59.44 sq. m

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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.