



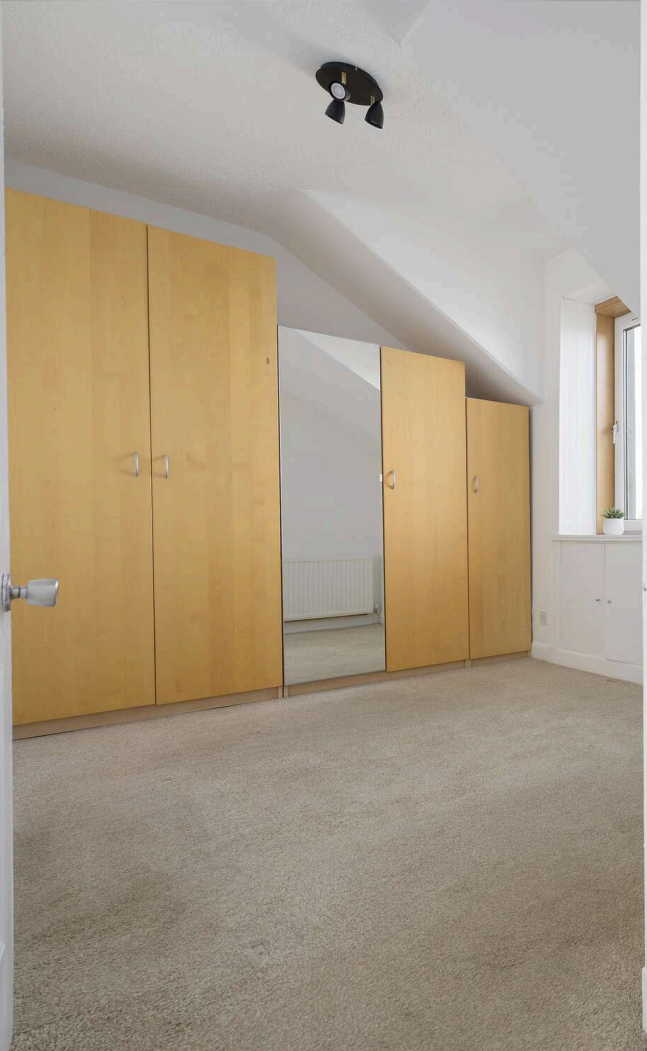
Morgans

PROPERTY

78 Thistle Street, Dunfermline, KY12 0JA

Offers Over £109,950





Ent Vest & Hallway



Double Bedroom



Lounge



Bathroom (Shower)



Kitchen



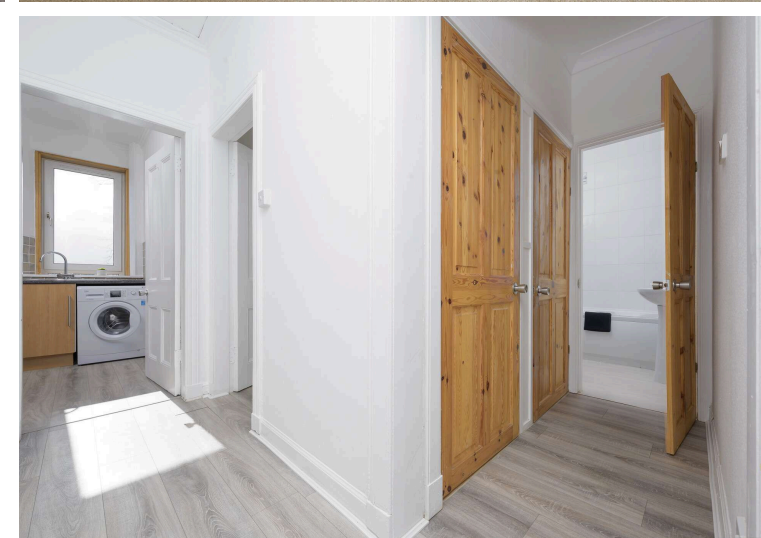
Communal Gardens



EPC Rating -



Council Tax Band -





## Welcome

Delightful and charming first floor traditional apartment in sought after location. Ideal first time purchase or would suit couples or indeed investors looking for a buy to let as would give a good annual yield. The subjects are accessed via a communal pathway up stone steps to private front door. The accommodation comprises entrance vestibule, reception hall, spacious lounge with feature fireplace, fitted kitchen with appliances, double bedroom and bathroom with overhead electric shower. Access to attic. The property benefits from communal rear gardens/drying green, and external storage unit for outdoor tools. It is double glazed with gas central heating and early entry is available.





## **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.

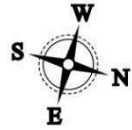
## Morgans Property Package

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.

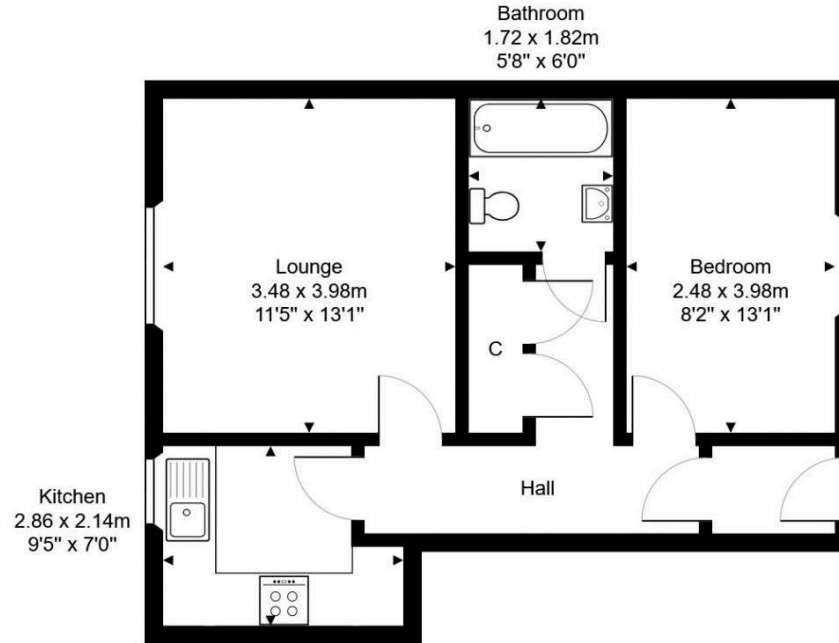


# 78 Thistle Street, Dunfermline, KY12 0JA

Total Area: 44.6 m<sup>2</sup> ... 480 ft<sup>2</sup>



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.