

**Morgans**

PROPERTY

32 Maitland Street, Dunfermline, KY12 8AF

Offers Over £129,950







Essential Viewing. Early entry is available to this charming upper apartment which is offered in move in condition having been refurbished throughout with quality fixtures and fittings. Ideally positioned within a short walk to the City Centre and Pittencrieff Park at your fingertips. The accommodation briefly comprises private entrance leading into impressive staircase and upper landing. Access to attic. Rear lounge, fitted modern kitchen, two bedrooms and bathroom with overhead electric shower. The property is double glazed with gas central heating and has a drying green. There is ample on street parking.





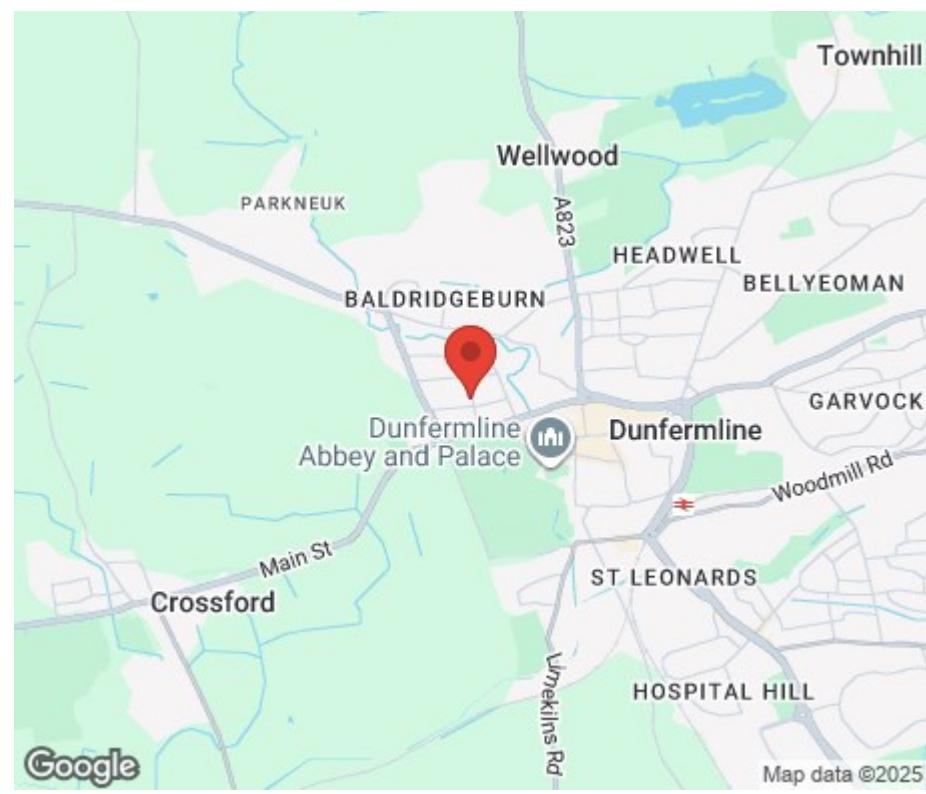
## LOCATION

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.

## EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, 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.











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Approx. Gross Internal Floor Area 584 sq. ft / 54.26 sq. m

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33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

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