



**Morgans**  
PROPERTY

86 St Margaret Street, Dunfermline, KY12 7PH

Offers Over £155,000





Two-bedroom city centre ground floor flat



4 Piece bathroom



Bright and comfortable living room



Two generous double bedrooms



Well-proportioned kitchen



Good internal storage



EPC Rating -



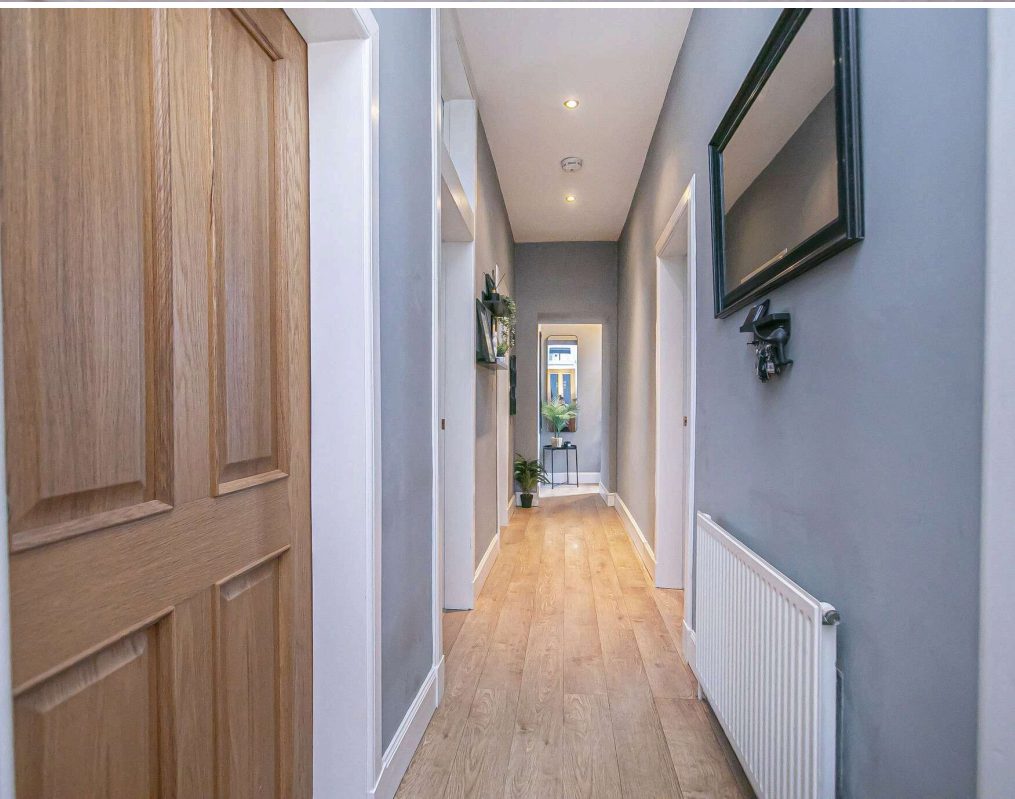
Council Tax Band -





## Welcome

Stunning and charming character property with well maintained communal gardens to rear and drying green. This ground floor apartment has its own private front and rear door. It offers comfortable and practical accommodation in move in condition. Ideally suited to first-time buyers, downsizers, or buy-to-let investors. The property features a bright and welcoming living room with feature fireplace, providing a pleasant space for everyday living. The kitchen is well laid out with good storage and workspace, positioned conveniently off the central hall. There are two generous double bedrooms, both offering ample space for furnishings and storage. The modern four piece bathroom is well-appointed, adding to the overall practicality of the home. Further benefits include good internal storage and a straightforward layout that maximises the available space. Situated within the city centre opposite the Abbey, making this a highly convenient location for all amenities, shops, transport links and railway station. Parking permits can be obtained from Fife Council at very reasonable rates for city centre residents.





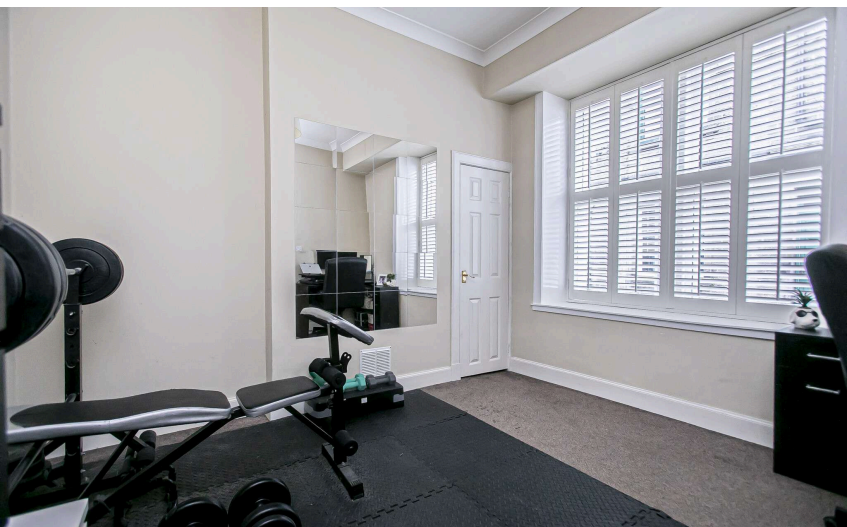
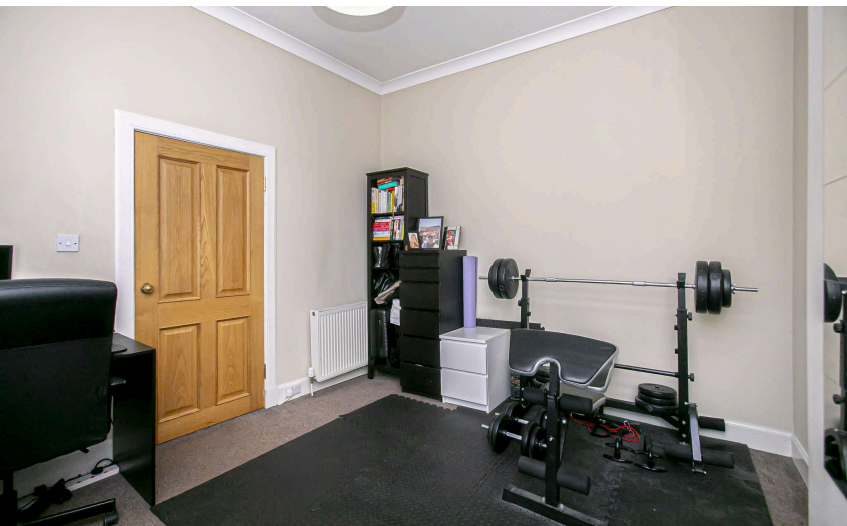
## **EXTRAS INC. IN SALE/AGENTS NOTE**

All floorcoverings, blinds, bathroom and light fittings together with integrated appliances. White goods are potentially negotiable with owners.

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.









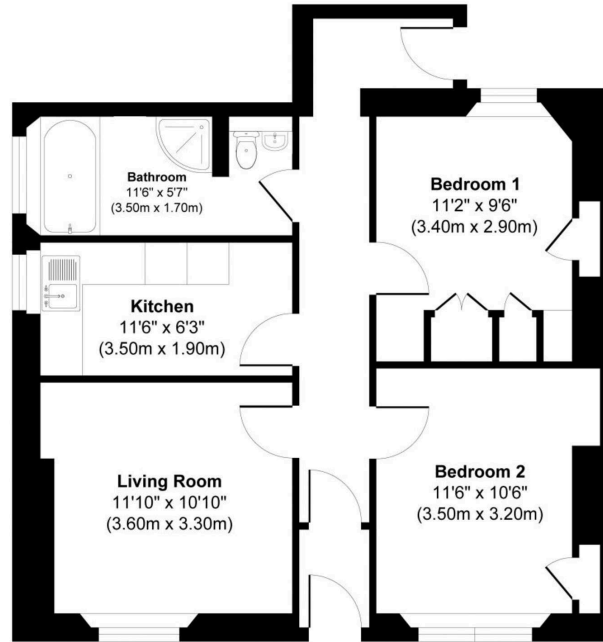
## Dunfermline

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.

St Margaret Street, Dunfermline, KY12 7PH



Approximate Floor Area  
632 sq. ft  
(58.74 sq. m)

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Approx. Gross Internal Floor Area 632 sq. ft / 58.74 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.