



Morgans

PROPERTY

32 Blake Street, Dunfermline, KY11 4PW

Offers Over £145,000



2



1



1





Two-bedroom semi detached home



Ground floor W.C.



Spacious living room



First floor bathroom



Fitted kitchen and store room



Two generous double bedrooms



EPC Rating -

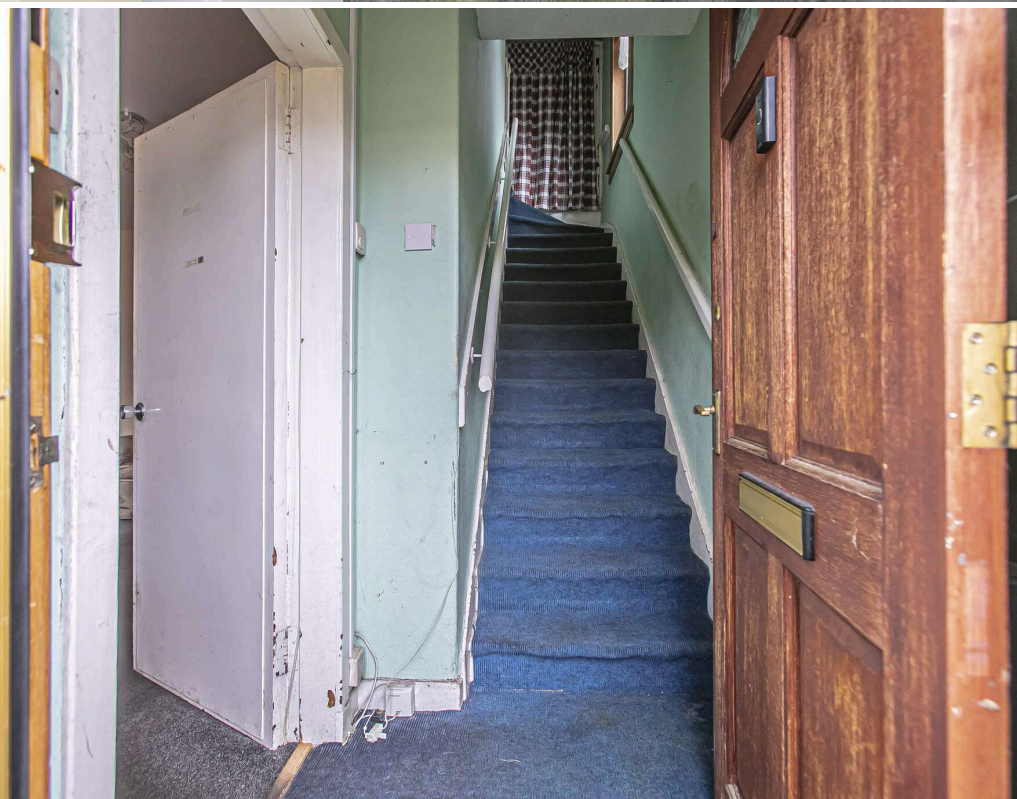


Council Tax Band -



## Welcome

Sold and Seen with upgrading required. This two-bedroom semi detached home offers well-proportioned accommodation over two floors, extending to approximately 844 sq ft and suitable for first-time buyers, couples, or investor/developer. The ground floor provides a spacious living room, a fitted kitchen, a ground floor W.C., and a useful store room. The first floor comprises two generous double bedrooms and a bathroom. Both bedrooms are well proportioned — the principal bedroom in particular extends to nearly 14 feet in length, offering excellent double accommodation. There are gardens to the front and rear providing a child and pet safe environment, with driveway. Situated in popular location, Blake Street, Dunfermline, KY11 4PW, is within easy reach of local amenities, schools, and transport links.





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

All floorcoverings, blinds, bathroom and light fittings together with integrated appliances.

This property is being sold as seen in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property or white goods. Any intending purchaser will require to accept the position as it exists.

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

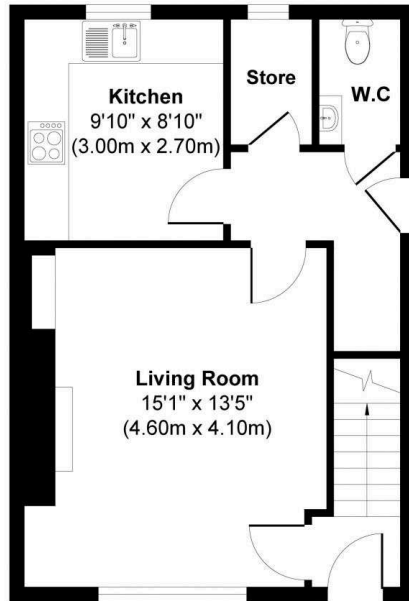
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace 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

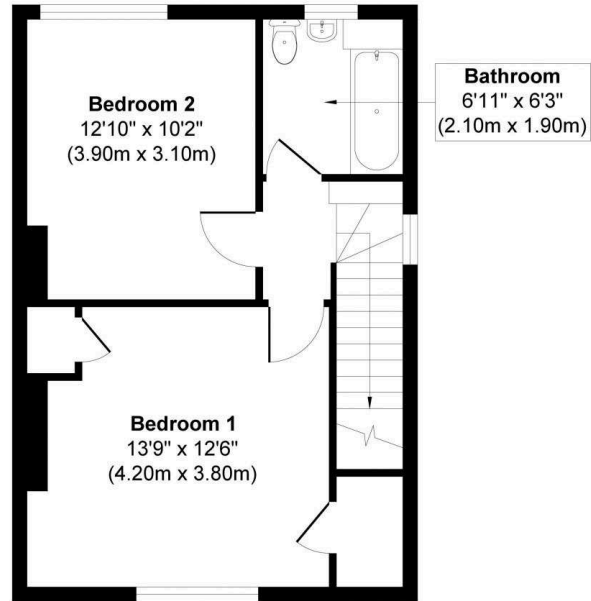
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



Blake Street, Dunfermline, KY11 4PW



Ground Floor  
Approximate Floor Area  
422 sq. ft  
(39.27 sq. m)



First Floor  
Approximate Floor Area  
422 sq. ft  
(39.27 sq. m)

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Approx. Gross Internal Floor Area 844 sq. ft / 78.54 sq. m  
Illustration for identification purposes only, measurements approximate, not to scale. Copyright



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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.