



2a Bruce Street, Dunfermline - KY12 7AG

Dunfermline

Offers Over £135,000





2a Bruce Street

Dunfermline

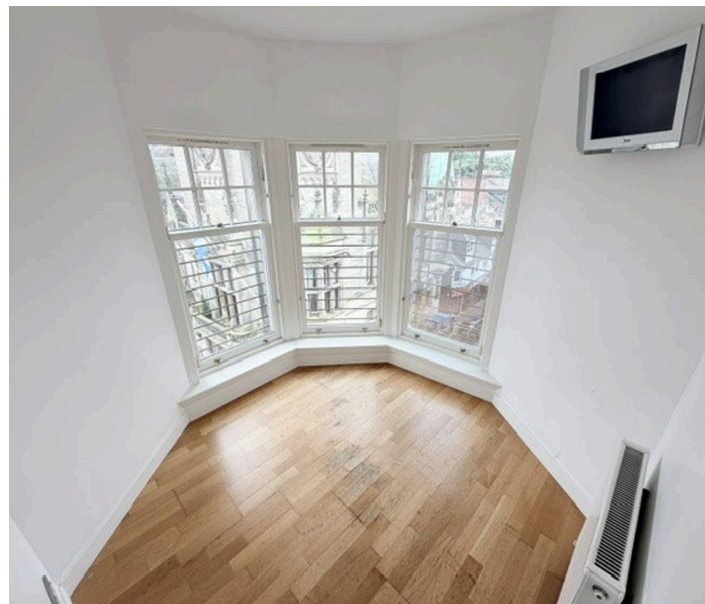
Spacious 3rd floor, two-bedroom apartment with turreted frontage, park views, open-plan living, requires modernisation. Security entry. EPC D. Home Report £135,000. Sold as seen. Council Tax band: D

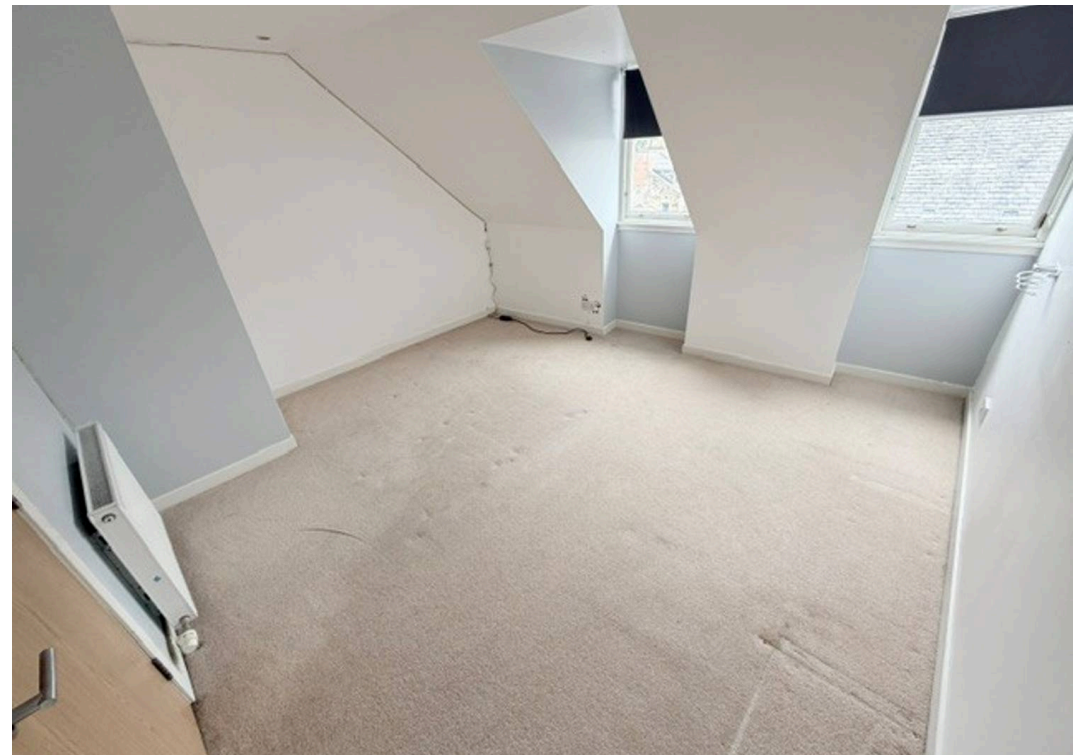
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- TURRETED TRADITIONAL 3RD FLOOR APARTMENT
- CITY CENTRE LOCATION
- OPEN PLAN LOUNGE/ DINING/ KITCHEN
- TWO DOUBLE BEDROOMS
- BATHROOM/WC
- DG- GCH - EPC C - SECURE ENTRY
- SOLD AS SEEN
- MODERNISING REQUIRED





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



home sweet home
estate agents
your local property experts