



Morgans

PROPERTY

76D Campbell Street, Dunfermline, KY12 0QL

Offers Over £145,000





Two-bedroom flat



En suite to principal bedroom



Spacious living room



Separate bathroom



Fitted kitchen



Residents private parking



EPC Rating - C



Council Tax Band - C



## Welcome

Early entry available to this two-bedroom top floor apartment which is well-proportioned and well-appointed within the city centre and benefits from private dedicated parking bay. On a single level this home extends to approximately 818 sq ft and is ideal for a first-time buyer, couple, or investor as would give a good annual yield. The accommodation comprises a spacious living room, a fitted kitchen, two double bedrooms, a bathroom, and an en suite to the principal bedroom. Built-in storage cupboards are provided to both bedrooms and in the hall, ensuring practical and clutter-free living throughout. Situated on Campbell Street, Dunfermline, KY12 0QL, the property is a stone through away of all local amenities, shops, and transport links.





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

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

Please note the entry phone system is not working and any buyer would have to accept the position as it stands. Please also note there are No factors at these apartments.

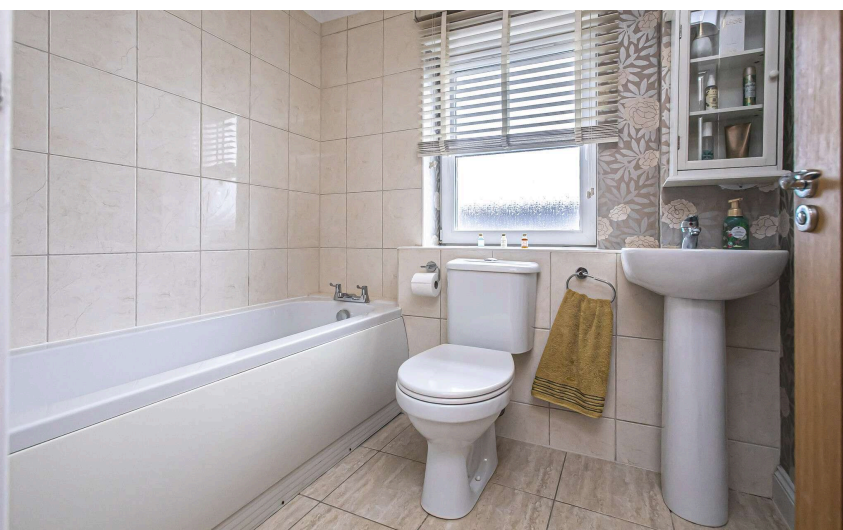
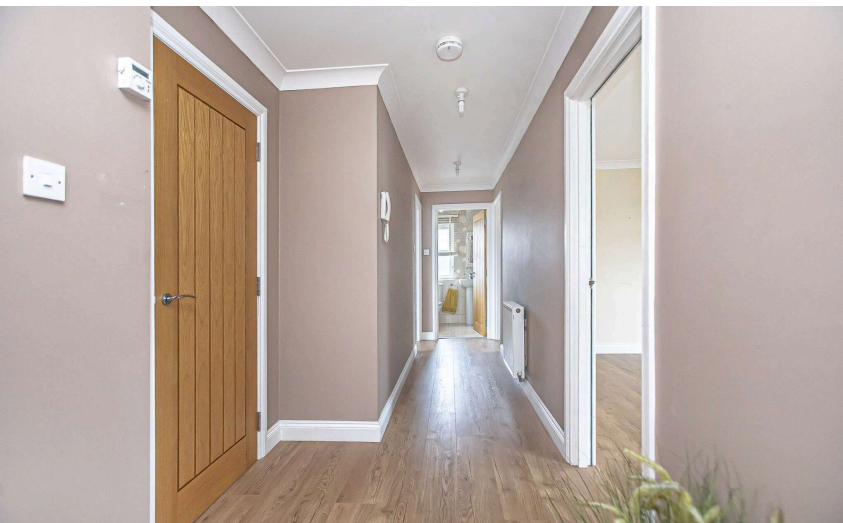
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.





Virtually Staged with AI







## Dunfermline

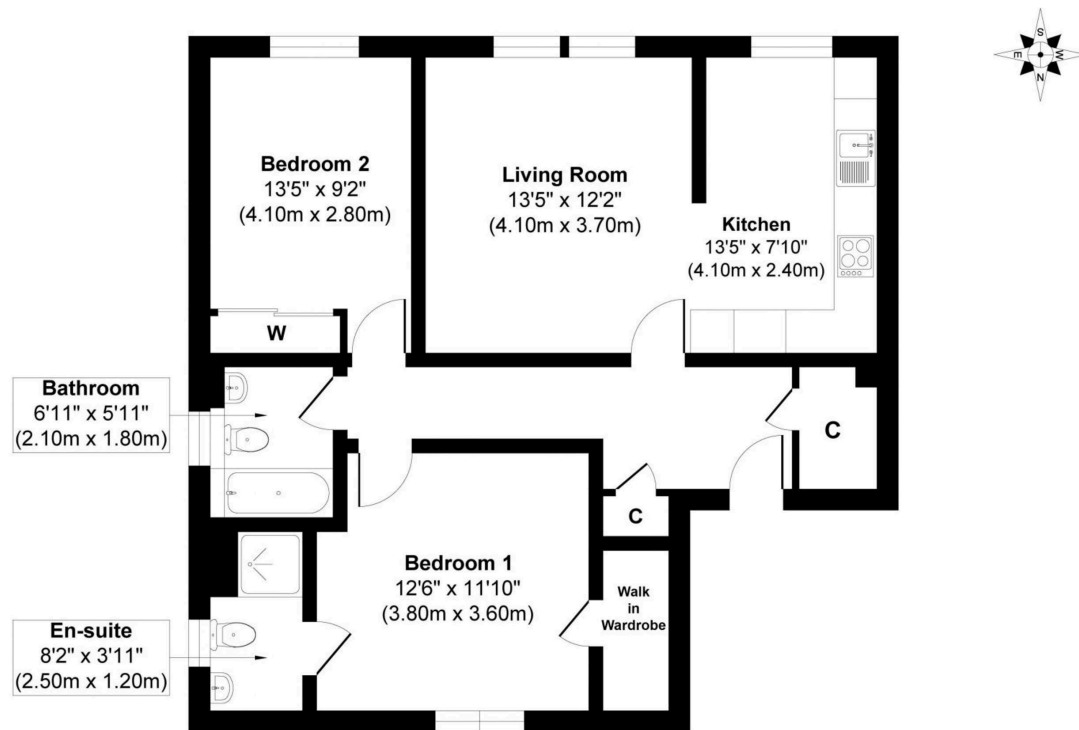
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace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



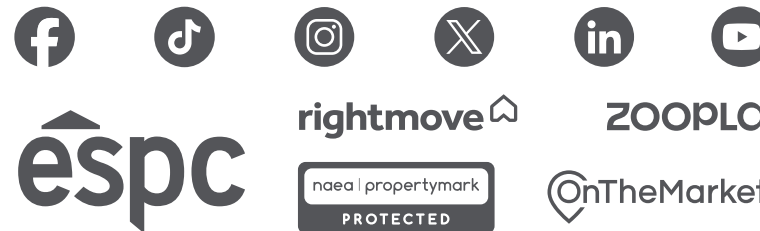
76D, Campbell Street, Dunfermline, KY12 0QL



Approx. Gross Internal Floor Area 818 sq. ft / 76.03 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.