



Morgans
PROPERTY

2 Rosebank Gardens, Dunfermline, KY12 9BW

Offers Over £155,000





Two-bedroom home



Two generous double bedrooms



Bright and spacious living room



Principal bedroom with walk-in wardrobe



Well-proportioned kitchen



Family bathroom



EPC Rating - C



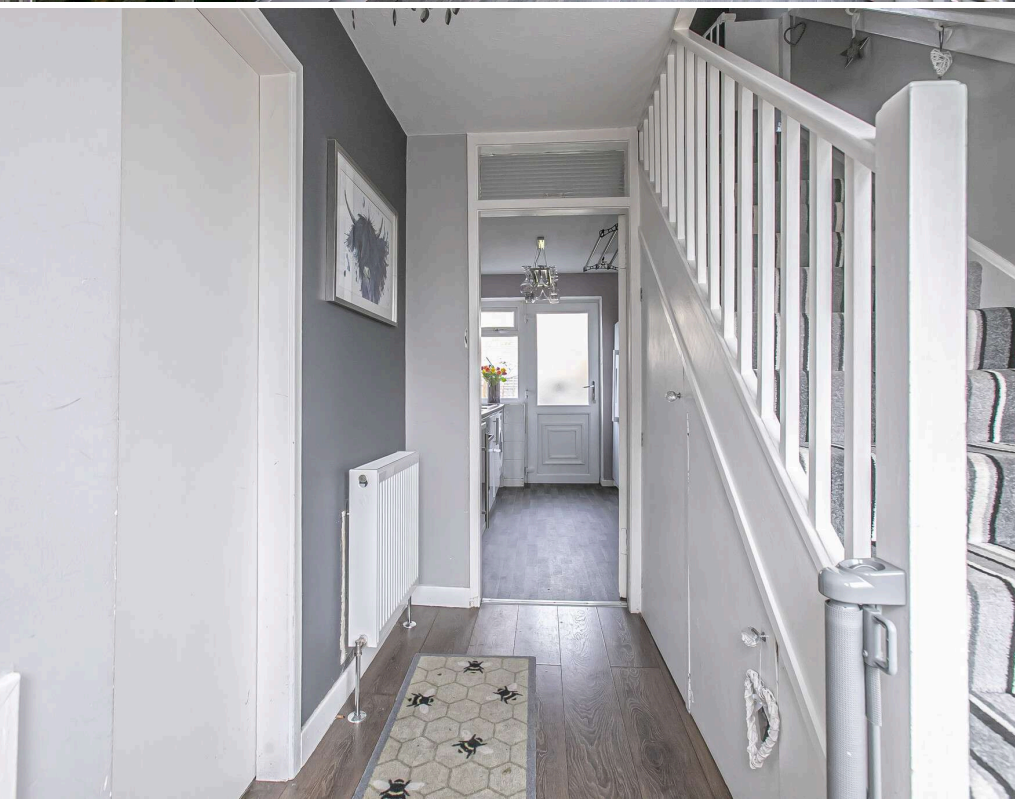
Council Tax Band - A





Welcome

This well-proportioned two-bedroom home situated on enviable corner plot offers comfortable accommodation over two levels, ideally suited to first-time buyers, small families or those looking to downsize. The ground floor features a bright and spacious living room, providing an excellent area for both relaxing and entertaining. To the rear, the kitchen is well laid out with good storage and worktop space, and is conveniently accessed from the central hallway. On the upper level, the property comprises two generous double bedrooms, including a particularly spacious principal bedroom which benefits from a walk-in wardrobe. A family bathroom serves both bedrooms, with additional storage available and access to attic. Externally, the property benefits from private garden grounds offering a child and pet safe environment. Driveway for multiple cars with an electric car charging point. It is situated within a popular residential area of Dunfermline, close to local amenities, schooling and transport links.



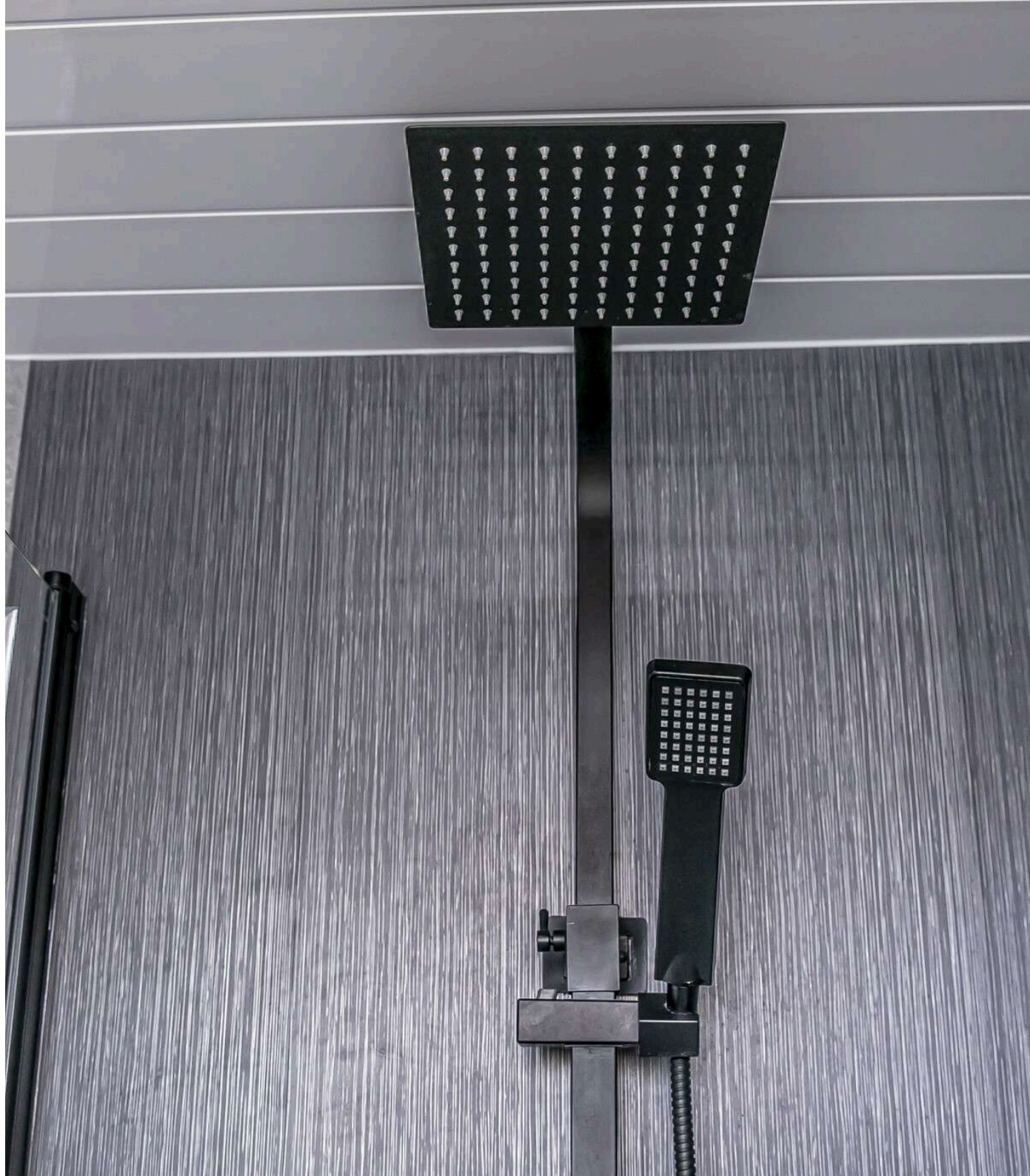


EXTRAS INC. IN SALE/AGENTS NOTE

All floorcoverings, 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.







Dunfermline

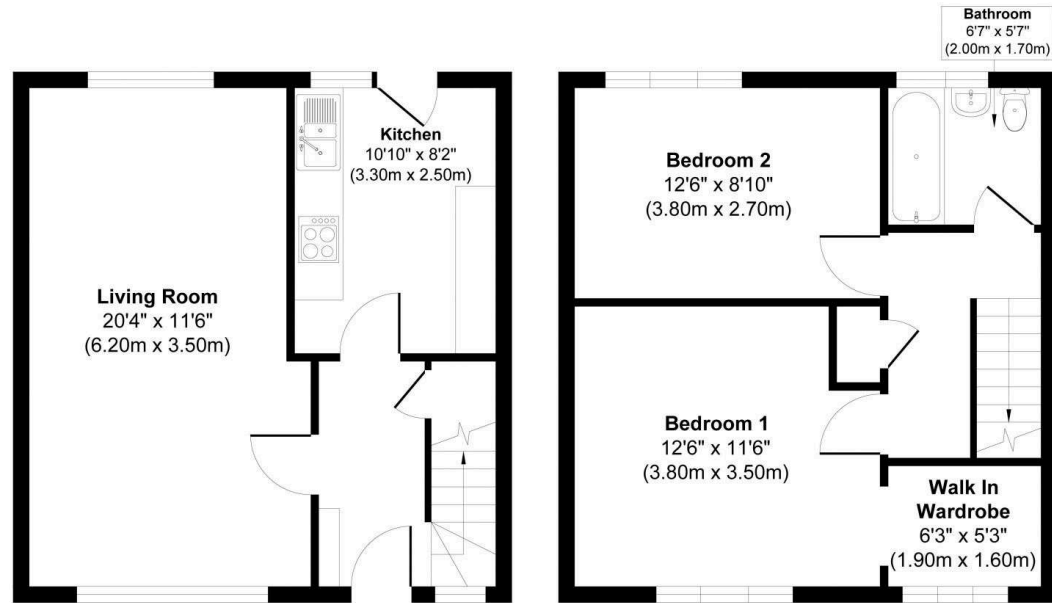
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace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



Rosebank Gardens, Dunfermline, KY12 9BW



Ground Floor
Approximate Floor Area
387 sq. ft
(35.96 sq. m)

First Floor
Approximate Floor Area
387 sq. ft
(35.96 sq. m)

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Approx. Gross Internal Floor Area 774 sq. ft / 71.92 sq. m

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