



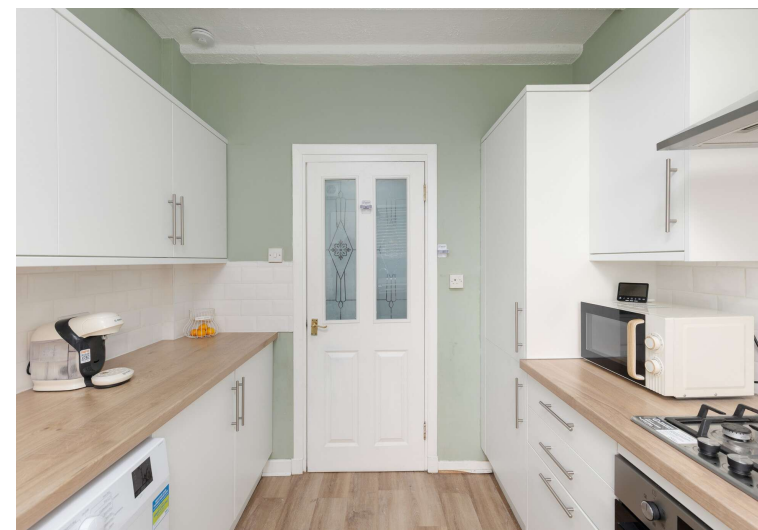
Morgans

PROPERTY

60 Blacklaw Road, Dunfermline, KY11 4AP

Offers over £115,000





Spacious first-floor flat



Two generous double bedrooms



Impressive 15ft lounge



Bathroom



Fitted kitchen



Storage



EPC Rating -



Council Tax Band -



Welcome

This spacious two-bedroom flat offers 747 square feet of well-arranged first-floor living in Dunfermline. A welcoming hallway with a storage cupboard links all the principal rooms. The property is a credit to the current owners being offered in move in condition, the lounge is impressively sized at over 15 feet in length, offering plenty of flexibility for both relaxing and entertaining. The kitchen sits just off the hallway, fitted with a good range of units and space for freestanding appliances. Both bedrooms are generously sized doubles, with the second bedroom benefiting from built-in wardrobes. The bathroom is fitted with a bath with shower head and modern suite. There is a private garden to the rear, located in Dunfermline, the property is well placed for local shops, schools, and transport links, making it an excellent choice for first-time buyers or investors.





EXTRAS INC. IN SALE / AGENTS NOTE

All floor coverings, 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 city status 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.

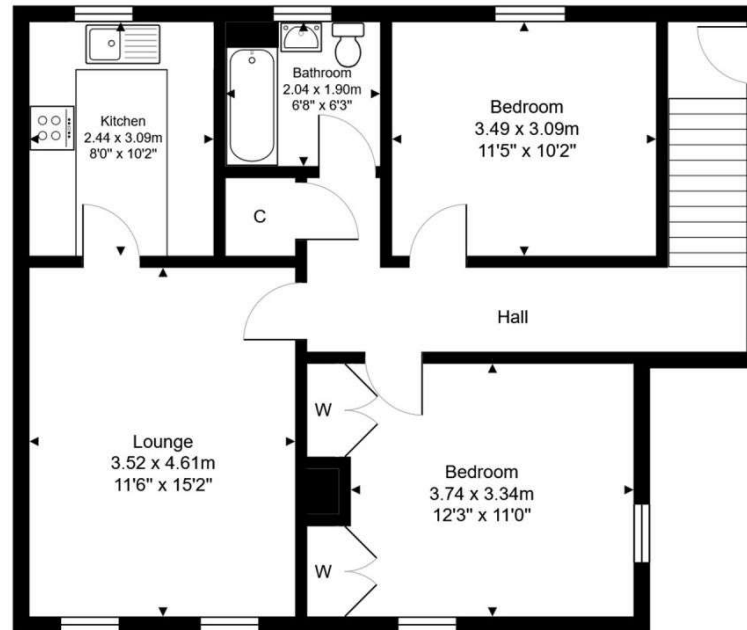
60 Blacklaw Road, Dunfermline, KY11 4AP



Total Area: 69.4 m² ... 747 ft²

All measurements are approximate and for display purposes only

Morgans
SOLICITORS



1st Floor

Morgans

PROPERTY

SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



espc

rightmove

zoopla

naea | propertymark
PROTECTED

OnTheMarket

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.