



**Morgans**

PROPERTY

11 Norton Place, Dunfermline, KY11 4RQ

Offers Over £155,000





 Entrance Hall

 Lounge/Diner

 Kitchen

 EPC Rating -

 Two Bedrooms

 Shower Room

 Access to Attic

 Council Tax Band -

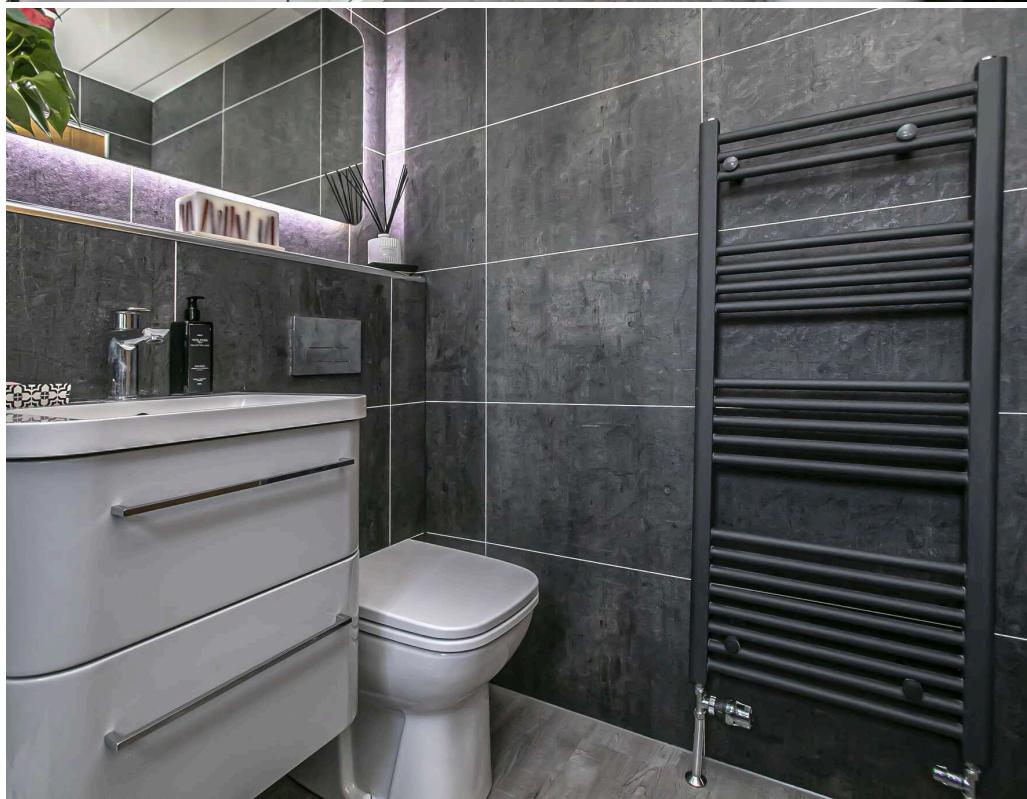




# Welcome

## DESCRIPTION

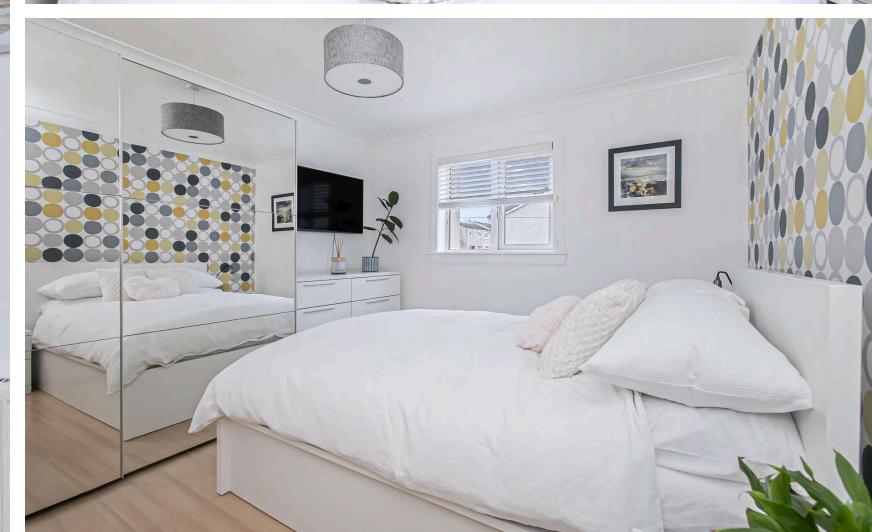
Absolutely stunning mid terraced two bedroom villa with fully enclosed gardens offering a child and pet safe environment and ample private residents parking adjacent to the property. This home is a credit to the present owners having been upgraded to a high standard with quality fixtures and fittings and contemporary accommodation throughout. The property is beautifully presented and briefly comprises entrance hall, lounge/diner, fitted breakfasting kitchen and on the upper level two double bedrooms and modern shower room. Access to attic. The gardens are easy to maintain with patio area and idyllic private haven. The property is double glazed with gas central heating.

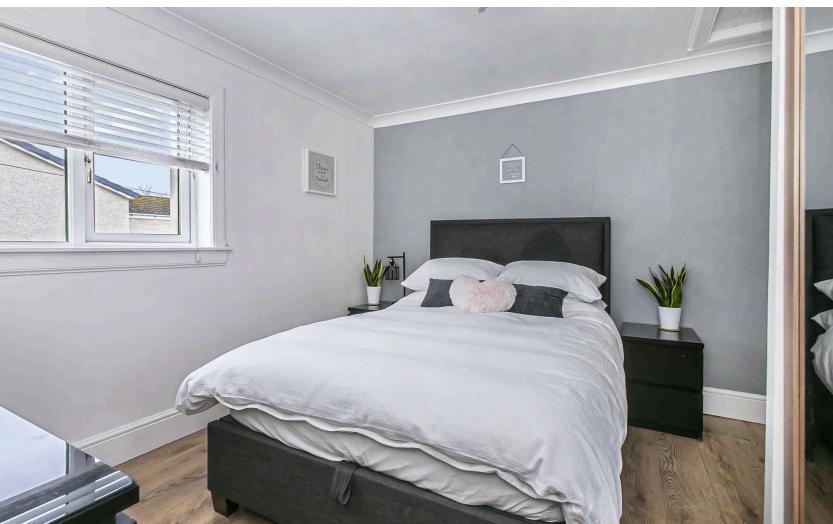


## EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances and media wall.

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.







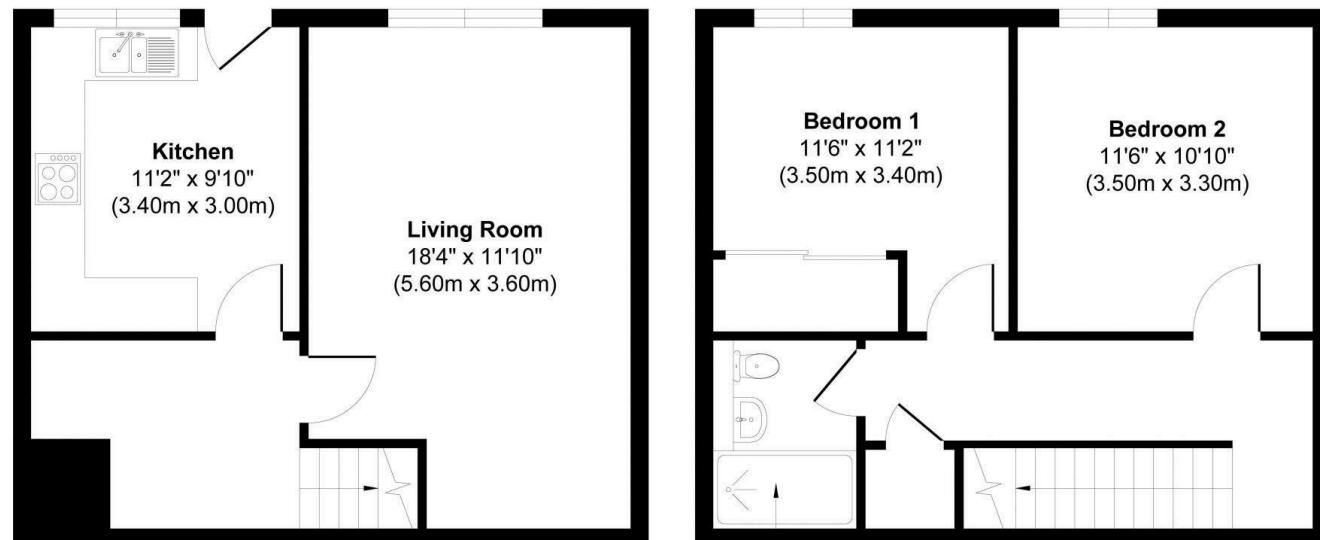
## Dunfermline

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.





**Ground Floor**  
Approximate Floor Area  
404 sq. ft  
(37.52 sq. m)

**First Floor**  
Approximate Floor Area  
404 sq. ft  
(37.52 sq. m)

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Approx. Gross Internal Floor Area 808 sq. ft / 75.04 sq. m

Illustration for identification purposes only, measurements approximate, not to scale. Copyright

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PROPERTY

SOLICITORS | PROPERTY

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