



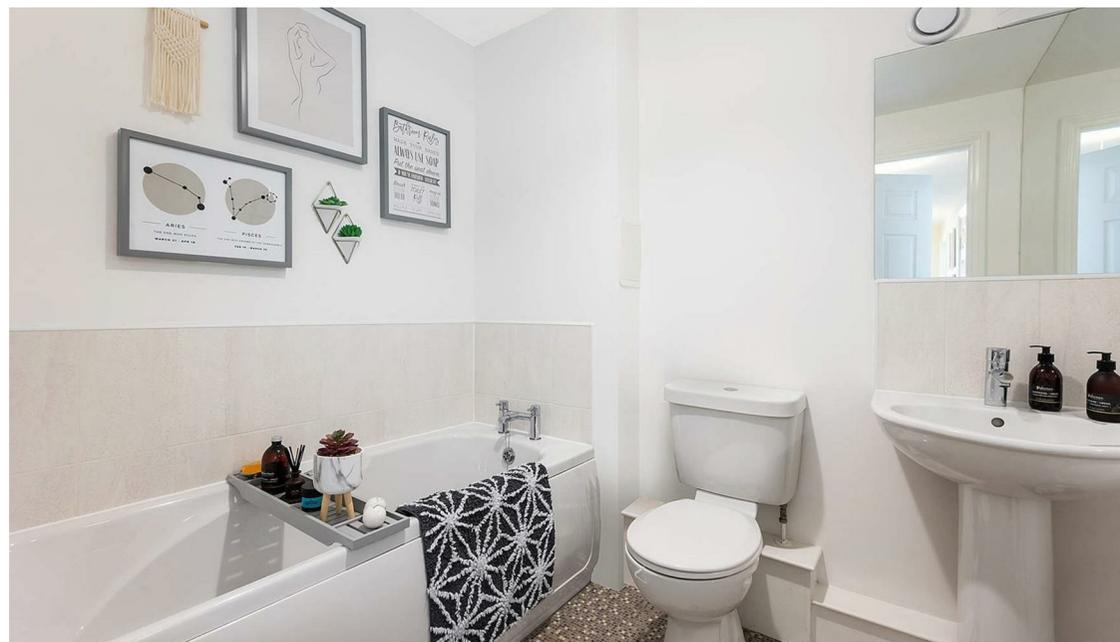
114 Lady Campbells Court, Dunfermline, KY12 0LE  
Offers Over £137,000







Essential Viewing. Centrally located in the heart of the town yet within an exclusive development built by Miller Homes, this two bedroomed upper apartment is offered in excellent condition. Ideally suiting couples, first time buyers or buy to let investors, the subjects are stylish and modern. Access to the property is via a secure entry phone system into well maintained communal stairwell. The accommodation briefly comprises entrance hallway with storage, fitted kitchen with appliances, lounge, master bedroom with fitted wardrobes and en-suite, second bedroom and bathroom. The property benefits from gas central heating, double glazing, residents parking, lockable communal storage area for cycles and communal gardens.





#### LOCATION

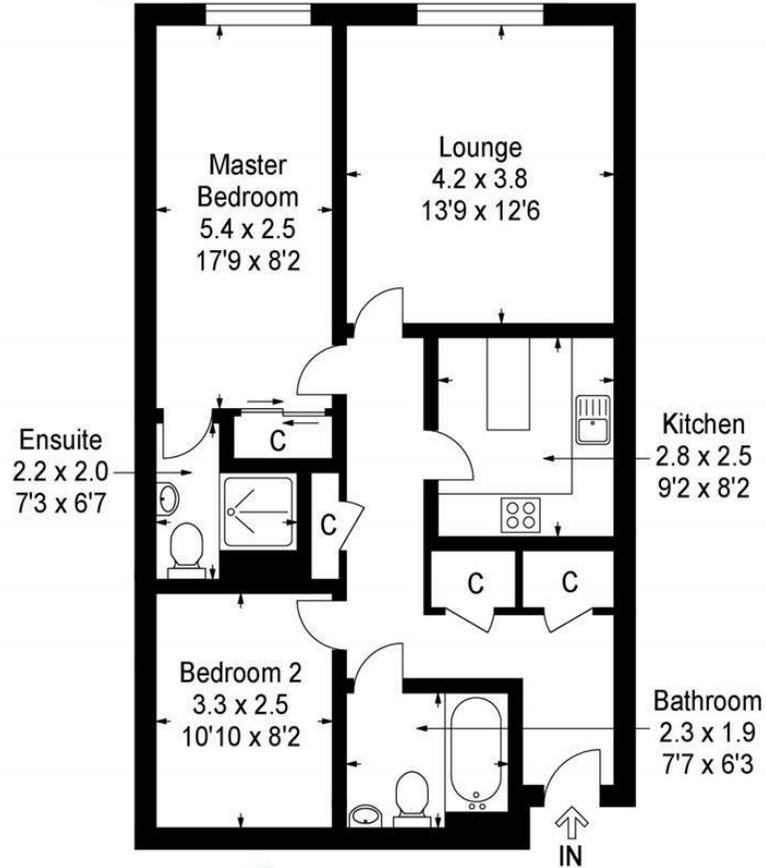
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace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

#### EXTRAS INC IN SALE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances. Please note there is a factor fee of approx. £70 per month.







This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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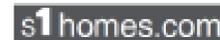


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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have 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.