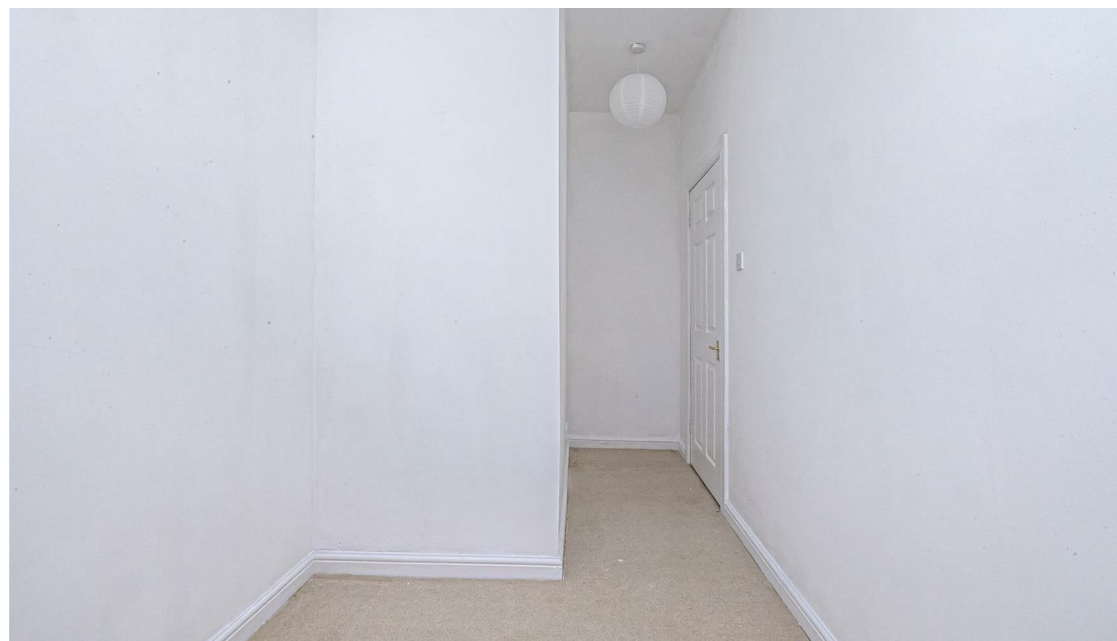


23 Mid Brae, Dunfermline, KY12 9DU  
Fixed Price £75,000





Early entry available. The property is situated off Broomhead Drive and benefits from shared garden to the rear. This first floor flat is offered in good condition and ideal for first time buyers, couples and investors. The property briefly comprises entrance vestibule, bathroom, open plan lounge/kitchen and two bedrooms. The property is double glazed with gas central heating. A ten minute walk takes you to the City Centre, Carnegie Retail Park and all amenities.





## LOCATION

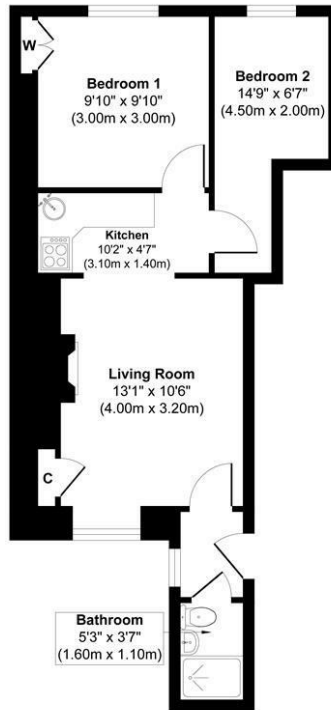
The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace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

## EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, bathroom and light fittings together with integrated appliances (Washing Machine and Oven only).

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.

Mid Brae Dunfermline KY12 9DU



Approximate Floor Area  
420 sq. ft  
(38.98 sq. m)



Approx. Gross Internal Floor Area 420 sq. ft / 38.98 sq. m  
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33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

[www.morganlaw.co.uk](http://www.morganlaw.co.uk)



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.