

Morgans

PROPERTY

32 Fernie Place, Dunfermline, KY12 9BX

Offers Over £92,500

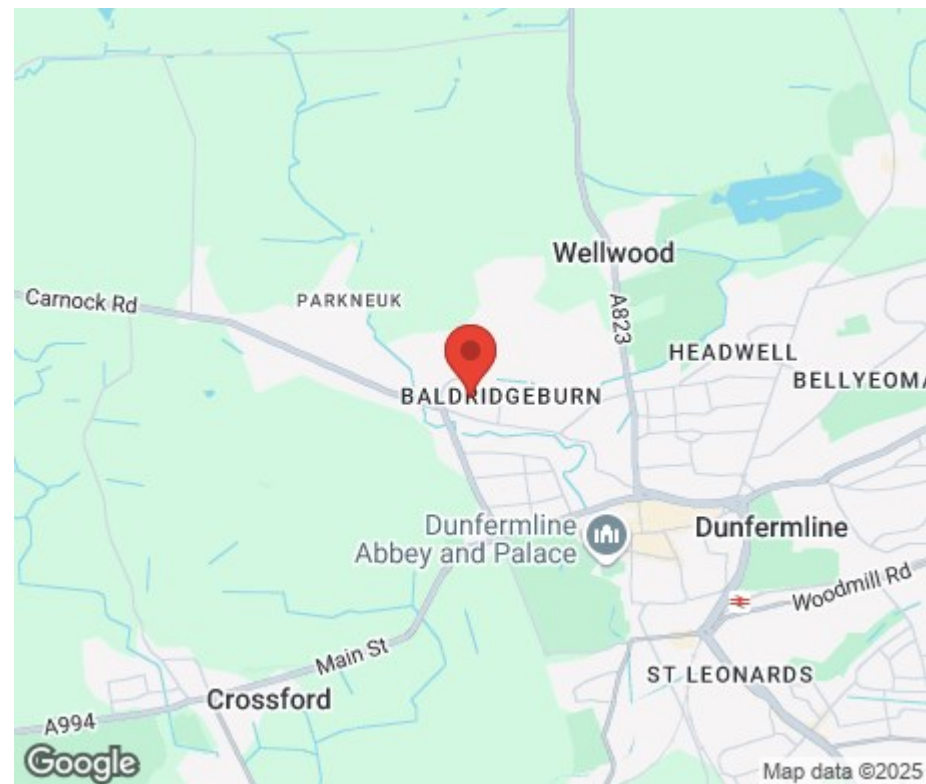






Rarely available is this second floor flat ideally suited for first time buyers, buy to let Investors, couples and small families. The development is ideally placed within walking distance to the town centre, Pittencrieff Park and local amenities, including nearby convenience store, primary school, public house/restaurant and is on a busy bus route both to town centre and further afield. There are also many public open spaces at hand. The flat is situated on the second floor and comprises: entrance corridor with large storage area adjacent on the floorplan, which the owner has the benefit of exclusive rights of access and use of, inner hallway, bright and spacious living room, kitchen, utility, two double bedrooms with built-in wardrobes and bathroom. The property benefits from double glazing, gas central heating, overbath shower and ample communal parking available. Early viewing recommended.





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 / AGENTS NOTE

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

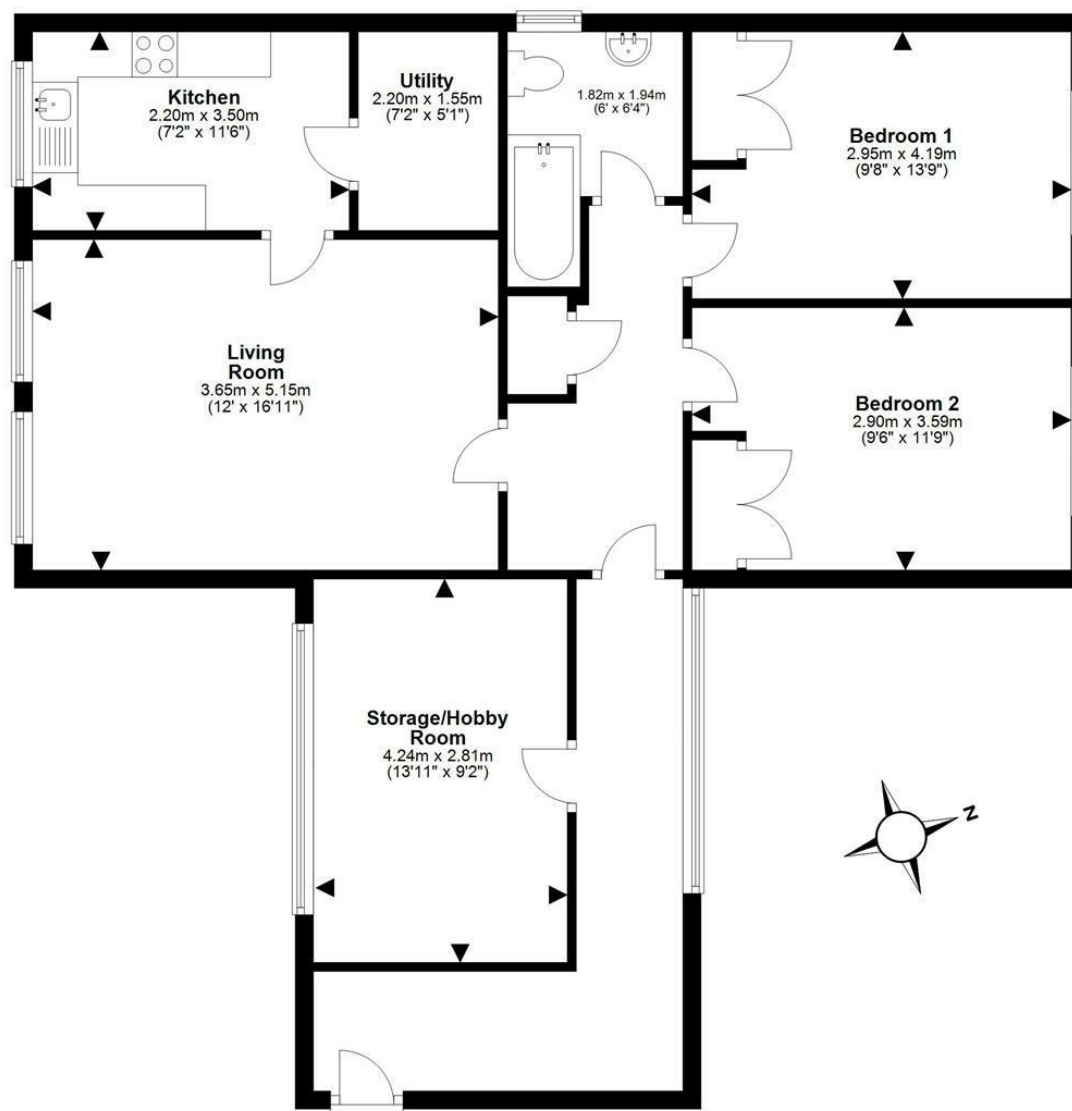
Please note that the storage/Hobby room and corridor adjacent on the floorplan, is not on the title, the owners have however the benefit of exclusive rights of access and use of this area.

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 but both electrical and gas safety and compliance certificates are available.









For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.

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SOLICITORS | PROPERTY

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PROTECTED

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.