



Morgans

PROPERTY

25 Elgin Street, Dunfermline, KY12 7SA

Fixed Price £155,000

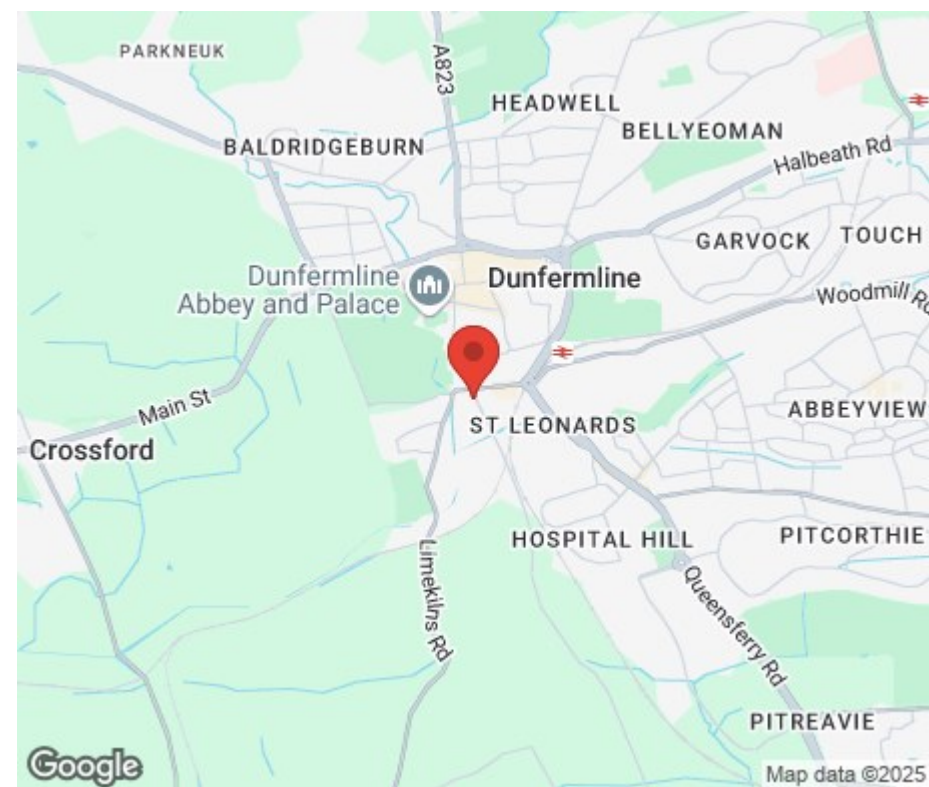






Rarely available in today's market is the opportunity to purchase this spacious upper apartment situated in popular city centre location close to all amenities and schooling. The property briefly comprises entrance stairwell, hallway, open plan lounge/kitchen, three bedrooms, bathroom and excellent storage throughout. The property further benefits from private attic space which with the necessary planning consents could be developed to provide further accommodation. There is also a private garden to the rear accessed to the side of apartment. The property is double glazed with gas central heating. Early entry available.





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. No warranty is given on the 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 to the interlinked system installed in this property.







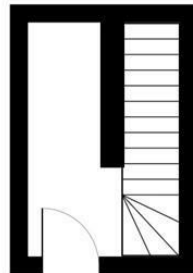


25 Elgin Street, Dunfermline

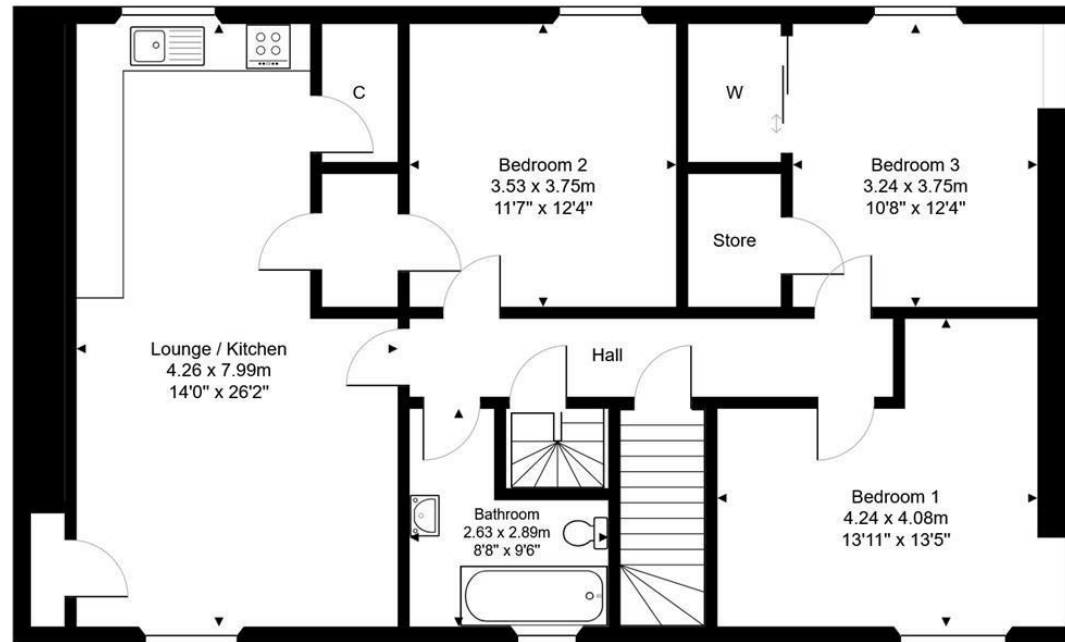
Total Area: 115.4 m² ... 1242 ft²

All measurements are approximate and for display purposes only

Morgans
SOLICITORS



Ground Floor



1st Floor

Morgans

PROPERTY

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.