



Morgans

PROPERTY

Apartment 4 Priory Court, 73 Priory Lane, Dunfermline, KY12 7DT

Offers Over £150,000







We are delighted to be marketing this first floor executive apartment in the heart of the city with fabulous views over town and beyond. Everything is at your fingertips within this modern development of well priced modern homes with a short walk to the city centre and Pittencrieff Park. The train station for the Fife Circle and Edinburgh is a few minutes walk away. The subjects are offered in move in condition and briefly comprise secure entry phone into well maintained communal stairwell. Private entrance hallway, lounge with feature balcony and space for table and chairs, dining kitchen, principal bedroom with dressing room and en-suite, further double bedroom and bathroom. The property is double glazed with gas central heating. Ideally suiting couples or a buy to let investor as gives a good annual yield and benefits from communal garden grounds.





LOCATION

The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honours competition to celebrate Queen Elizabeth's platinum jubilee. The honour was officially conferred by King Charles in a ceremony in Dunfermline city chambers on 3rd October 2022. The Royal Burgh is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House also reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era. 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, Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. Dunfermline benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern city. The local railway stations provide regular services to Edinburgh with rail links to other parts of the UK. There are also regular and convenient bus services both local and national with bus stations available in the centre of Dunfermline and park and ride services available from Halbeath and Inverkeithing.

EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated 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 that any interlinked system has been installed in this property and interested parties should make their own enquiries.







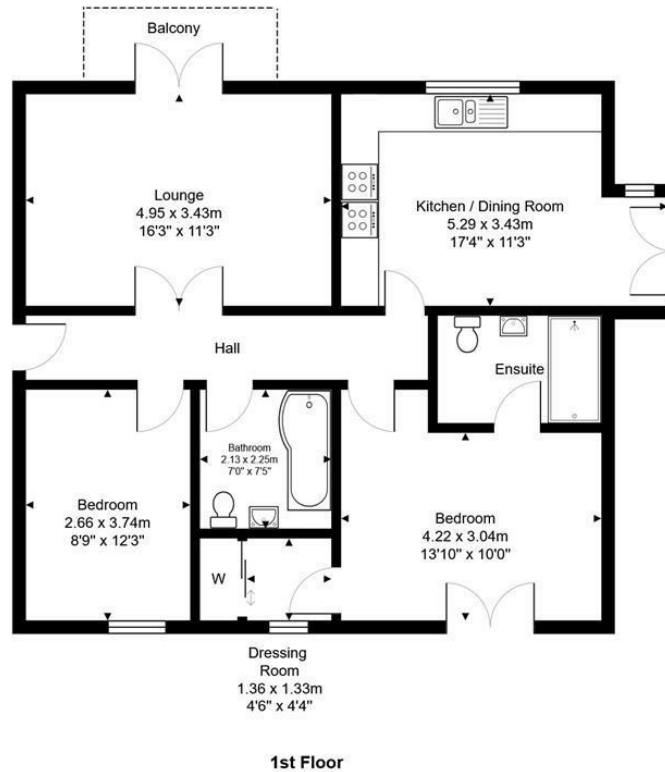
Apt 4 Priory Court, 73, Priory Lane, Dunfermline, KY12 7DT

Total Area: 81.5 m² ... 877 ft²



All measurements are approximate and for display purposes only

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SOLICITORS



1st Floor



SOLICITORS | PROPERTY

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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.