



Morgans

PROPERTY

44g Norway Gardens, Dunfermline, KY11 8JW

Offers Over £140,000



2



2



1



C



Well-presented top-floor flat



Bright 13ft lounge/diner



Fitted kitchen



EPC Rating - C



Principal bedroom with en suite



Built-in wardrobes to both bedrooms



Family bathroom



Council Tax Band - D



Welcome

This well-presented two-bedroom flat offers 701 square feet of comfortable top-floor living in central Dunfermline with local amenities at your fingertips. There are well maintained communal grounds and stairwells where a factor applies. A welcoming hallway with multiple storage cupboards links all the principal rooms. The lounge/dining room is bright and well-proportioned at over 13 feet in length, offering plenty of flexibility for both relaxing and dining. The kitchen sits just off the lounge, fitted with a good range of units and space for freestanding appliances. Both bedrooms benefit from built-in wardrobes, with the larger of the two further served by its own private en suite. A family bathroom, fitted with a bath, completes the accommodation. Located in Dunfermline, the property is well placed for local shops, schools, and transport links, making it an excellent choice for first-time buyers, downsizers, or investors.



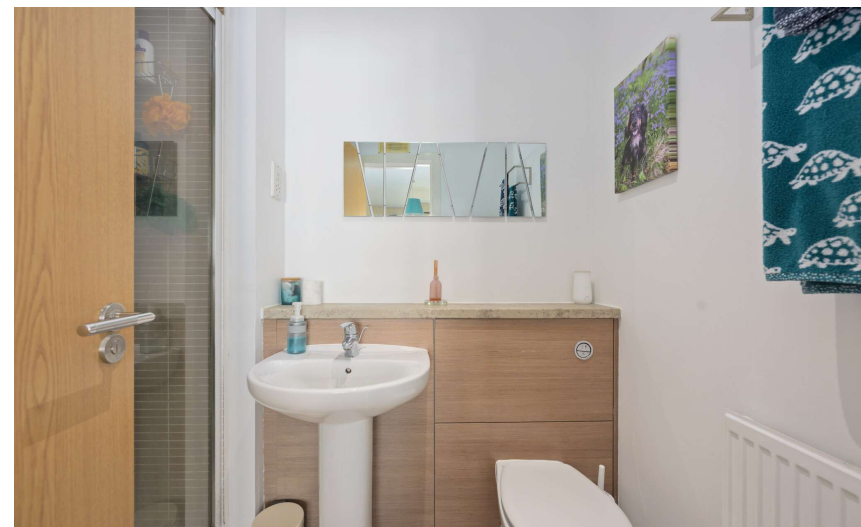


EXTRAS INC. IN SALE/AGENTS NOTE

Fitted floorcoverings, blinds, bathroom and light fittings, lounge fixtures and fittings, together with integrated appliances. Please note a factor fee applies to these apartments.

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.









Dunfermline

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.

Morgans Property Package

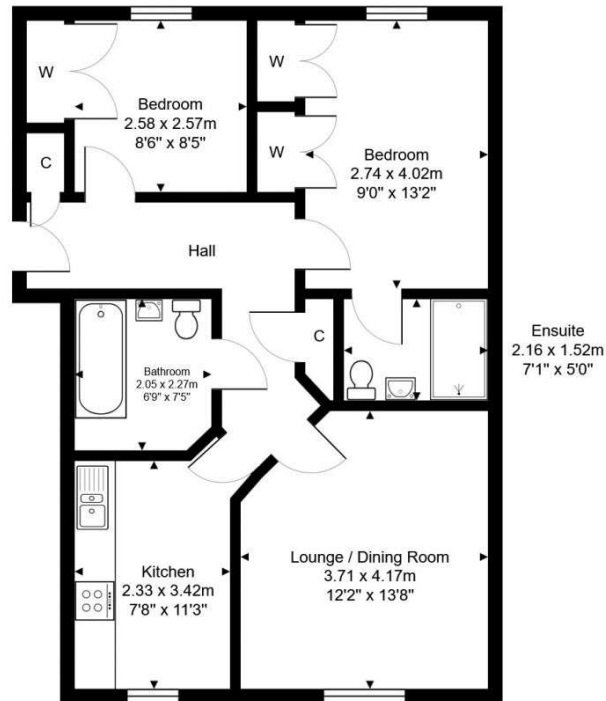
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.

Flat G, 44 Norway Gardens, Dunfermline, KY11 8JW



Total Area: 65.1 m² ... 701 ft²

All measurements are approximate and for display purposes only



2nd Floor



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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.