



Morgans

PROPERTY

33 Tweed Street, Dunfermline, KY11 4NA

Offers Over £140,000



2



1



1





Well-proportioned family home



Principal bedroom over 15ft



Superb 18ft living room



Built-in wardrobe



Fitted kitchen



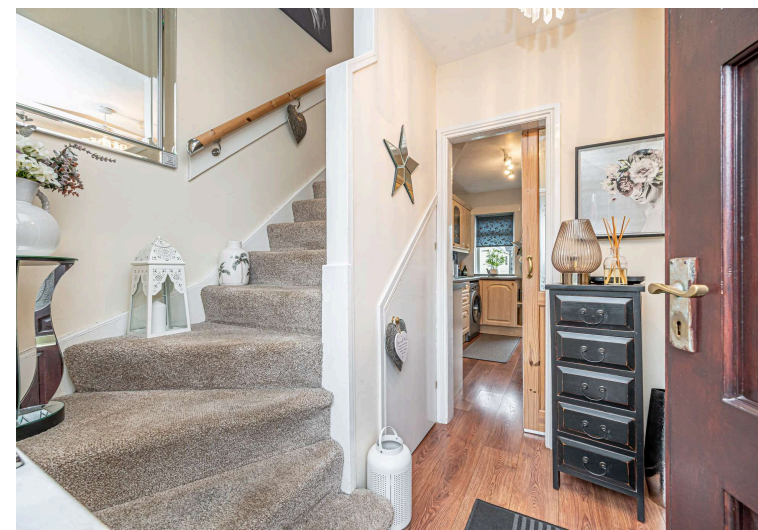
Family bathroom



EPC Rating -



Council Tax Band -





Welcome

This well-proportioned two-bedroom home offers 688 square feet of accommodation across two floors in Dunfermline. The living room is a real highlight, stretching to over 18 feet in length and offering excellent flexibility for both relaxing and entertaining, there are patio doors leading to the beautifully landscaped gardens to the rear with decking and patio areas. The kitchen sits just off the living room, fitted with a good range of units and space for freestanding appliances, with a useful storage cupboard close by. Upstairs, the principal bedroom is a generous size at over 15 feet in length, complete with a built-in wardrobe, and a further comfortable second bedroom. A family bathroom, fitted with a bath, completes the accommodation, with additional storage cupboards throughout. The property further benefits from a private driveway at the front and is well placed for local schools, amenities, and transport links, making it an excellent choice for first-time buyers or small families.





EXTRAS INC. IN SALE/AGENTS NOTE

All floorcoverings, 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.





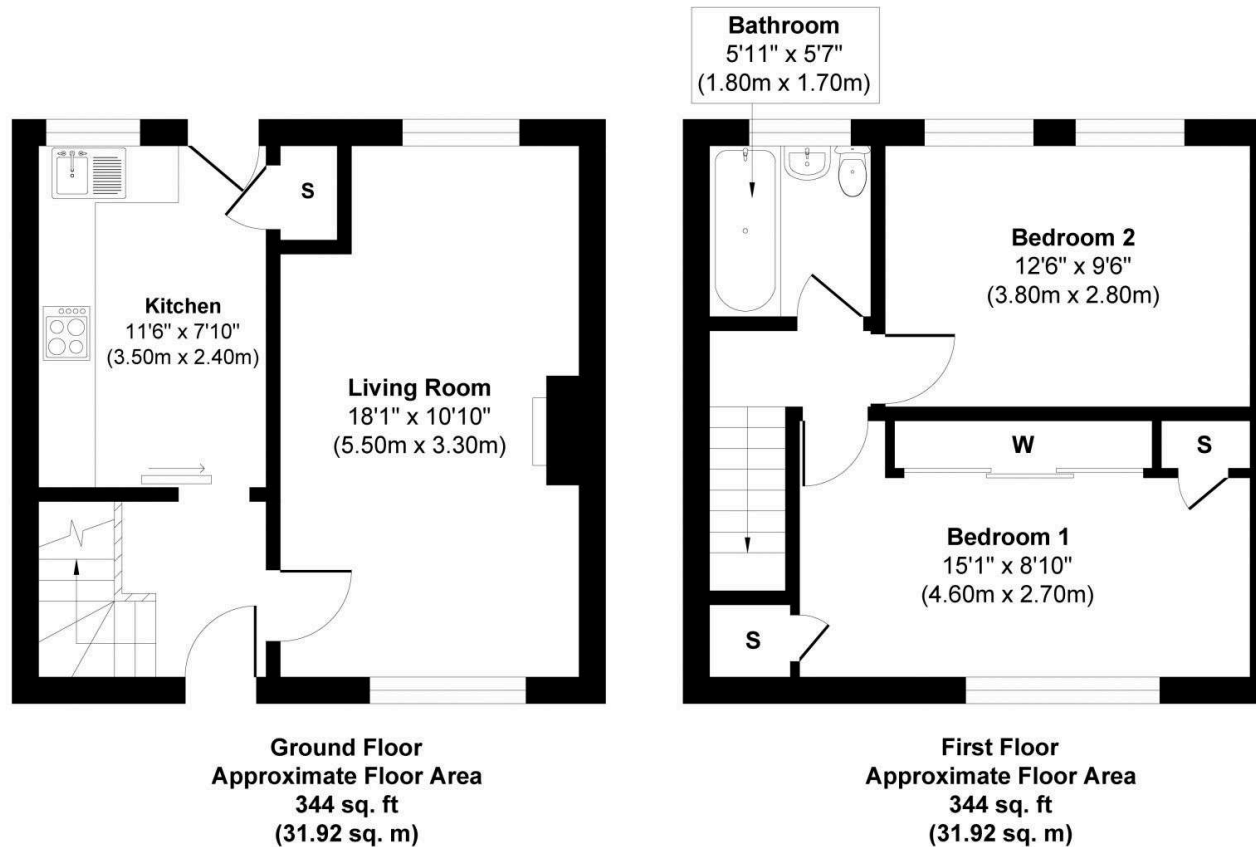
Dunfermline

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.





Approx. Gross Internal Floor Area 688 sq. ft / 63.84 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



SOLICITORS | PROPERTY
 33 East Port, Dunfermline, Fife, KY12 7JE
 Tel: 01383 620222 Fax: 01383 621213
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.