



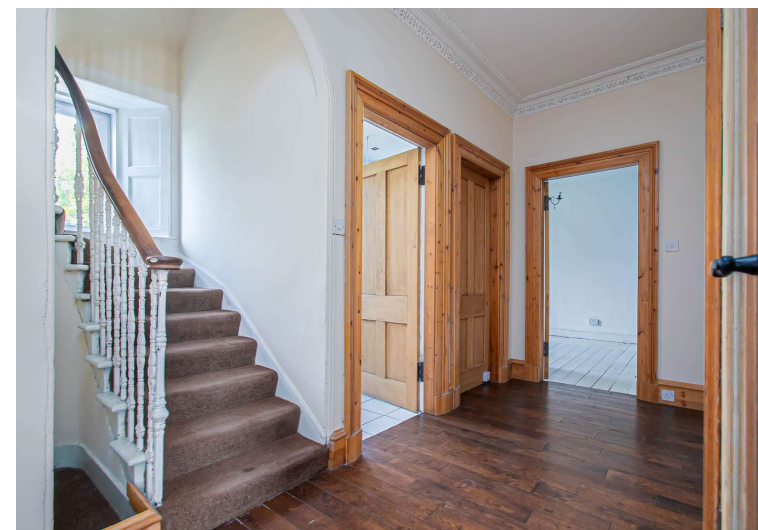
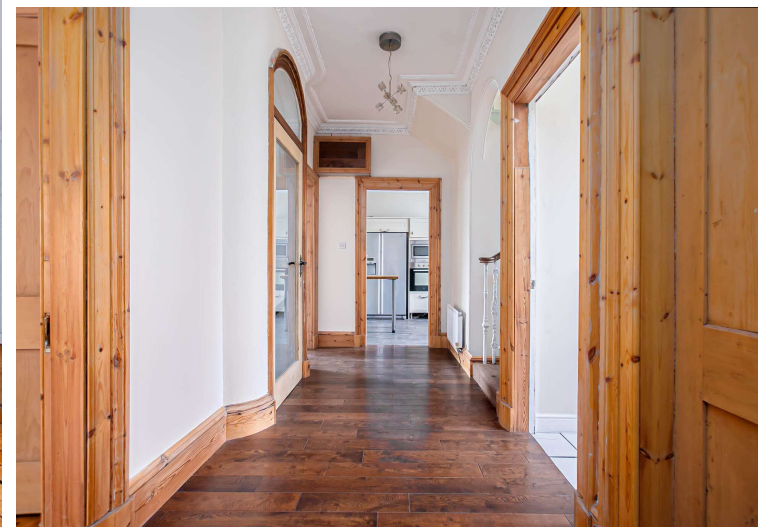
Morgans

PROPERTY

31 Elgin Street, Dunfermline, KY12 7SA

Offers Over £145,000





Substantial five-bedroom maisonette



Five generous double bedrooms



Vast 18ft living room



Family bathroom



Substantial 13ft dining kitchen



Flexible accommodation



EPC Rating -



Council Tax Band -

Virtually Staged with AI



Virtually Staged with AI



Welcome

This rarely available and substantial five-bedroom double upper dwelling offers nearly 1,700 square feet of characterful accommodation across two floors in the heart of Dunfermline with a short walk into the city centre and railway station. Pittencrieff Park and Carnegie Birthplace is a stone through away. Entrance through a private door into staircase leads to the first floor reception area, home to a superb 18-foot living room, a substantial dining kitchen, and two further bedrooms, served by a family bathroom fitted with a bath. The second floor offers three further bedrooms, including an impressive 18-foot principal room, providing outstanding flexibility for family living, guests, or home working. There is potential to have a further shower room or en-suite on this level. This traditional home combines generous proportions with a wealth of character throughout. Located on Elgin Street with ample on street parking and generous gardens which are shared to the rear, this property is well placed for local shops, schools, and transport links, making it an excellent choice for larger families or those seeking a substantial period home to make their own.





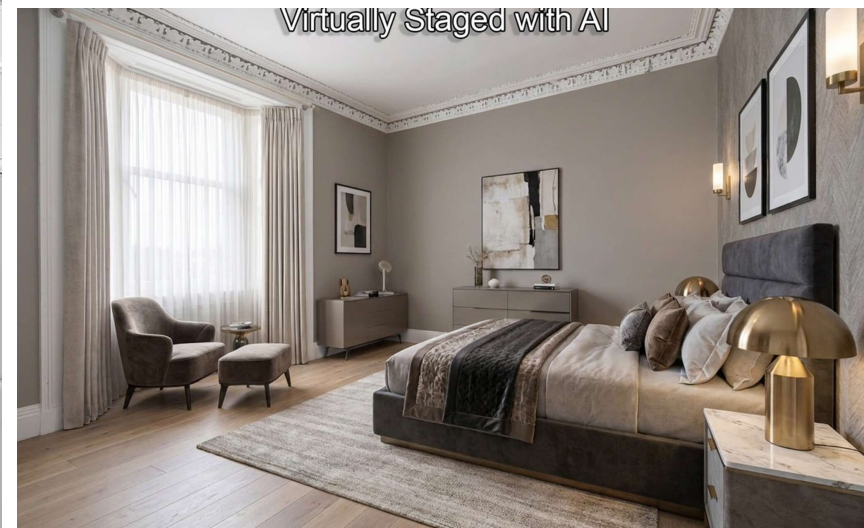
EXTRAS INC. IN SALE/AGENTS NOTE

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

This property is being sold as seen in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property or white goods. Any intending purchaser will require to accept the position as it exists.

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.







Virtually Staged with AI





Dunfermline

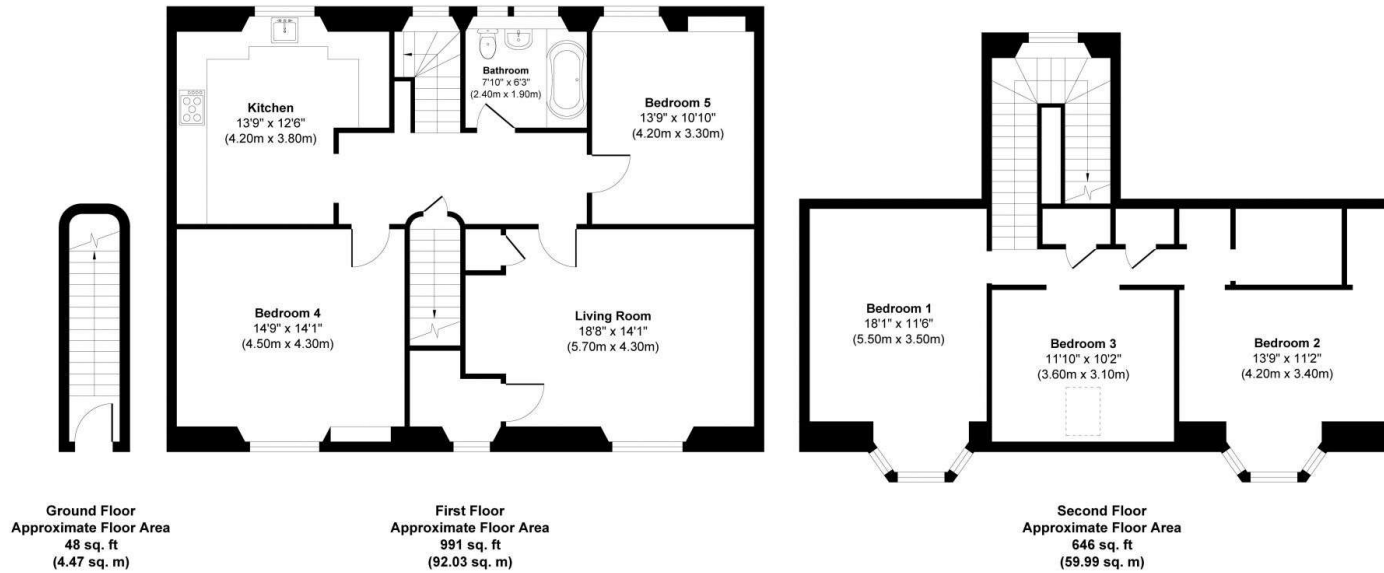
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace 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.



Elgin Street, Dunfermline, KY12 7SA



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Approx. Gross Internal Floor Area 1685 sq. ft / 156.49 sq. m

Illustration for identification purposes only, measurements approximate, not to scale. Copyright

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