



Morgans

PROPERTY

25 Pilmuir Place, Dunfermline, KY12 9FD

Offers Over £170,000



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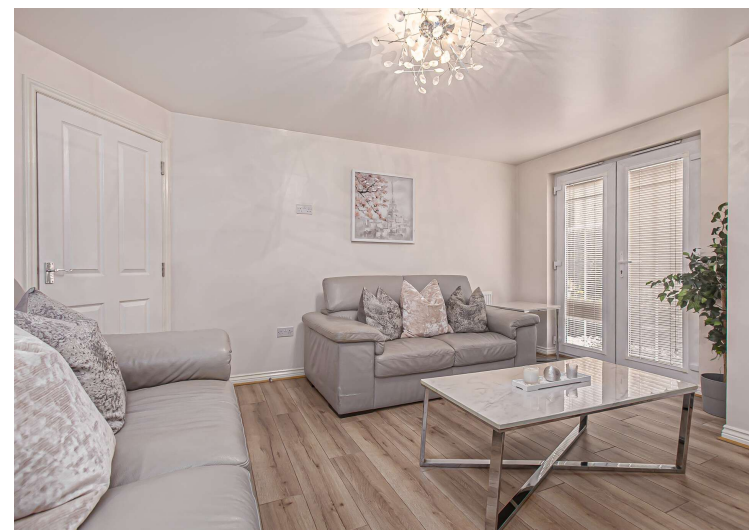
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1



B



Lovely ground floor three-bedroom apartment



Bright 14ft living room



Generous dining kitchen



EPC Rating - B



Principal bedroom with en-suite



Two further well-sized bedrooms



Family bathroom with bath



Council Tax Band - D



Welcome

Executive three-bedroom apartment which offers approximately 807 square feet of accommodation in a popular Dunfermline location, ideal for families, professionals, or investors. The bright 14-foot living room provides a welcoming space for relaxing and entertaining, flowing through to a generous dining kitchen with ample worktop and storage space, along with room for freestanding appliances.

All three bedrooms are well-proportioned, with the principal bedroom benefiting from its own en-suite shower room. A separate family bathroom with a bath completes the accommodation.

This property benefits from its own patio garden and private residents parking. Located in Dunfermline, the property is within easy walking distance of the City Centre, the Carnegie Retail Park and all amenities including schooling and transport links, making it an excellent choice for families or professionals seeking generous, low-maintenance accommodation.

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 floorcoverings, blinds, bathroom and light fittings together with integrated appliances, including a brand new, unused oven and fridge/freezer. Please note furniture can be included in the price by negotiation.

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.





Dunfermline

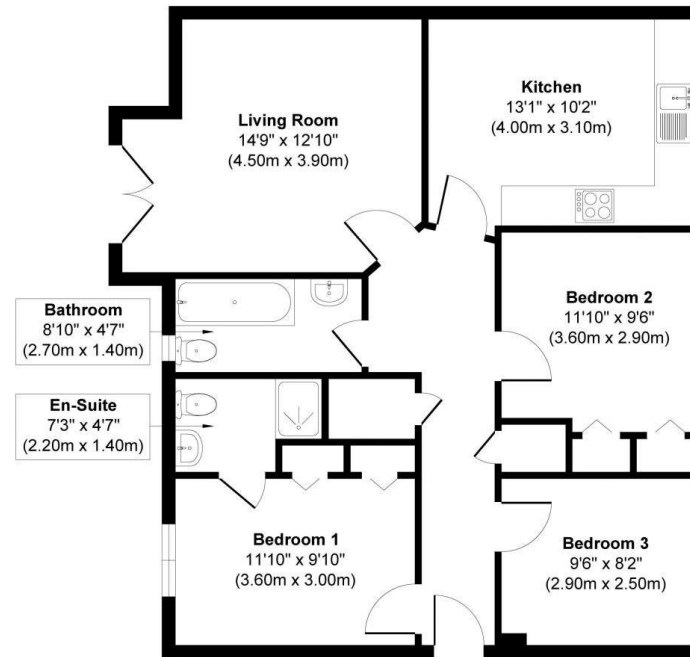
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace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



25 Pilmuir Place, Dunfermline, KY12 9FD



Approximate Floor Area
807 sq. ft
(75.01 sq. m)



Approx. Gross Internal Floor Area 807 sq. ft / 75.01 sq. m

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



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33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



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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.