



Morgans

PROPERTY

Flat 3, 109 Pilmuir Street, Dunfermline, KY12 0LN

Offers Over £235,000





Substantial four-bedroom flat



Spacious 15ft kitchen



Impressive 15ft living room



Principal bedroom with en-suite



Separate dining room



Three further generous bedrooms



EPC Rating -



Council Tax Band -





Welcome

This substantial four-bedroom maisonette flat offers close to 1,400 square feet of accommodation across two floors, ideally located within walking distance of Dunfermline town centre. The ground floor comprises an impressive 15-foot living room and a separate dining room, ideal for entertaining, along with a spacious 15-foot kitchen. A utility/vestibule area adds valuable everyday practicality, while bedroom one benefits from its own en-suite shower room. Upstairs, three further well-proportioned bedrooms are served by a generous family bathroom complete with a bath and separate shower. The property has a wealth of period features and private garden to the rear. Located on Pilmuir Street, the property is well placed for Dunfermline's shops, restaurants, transport links, and amenities, making it an excellent choice for families or professionals seeking generous, central accommodation.





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.





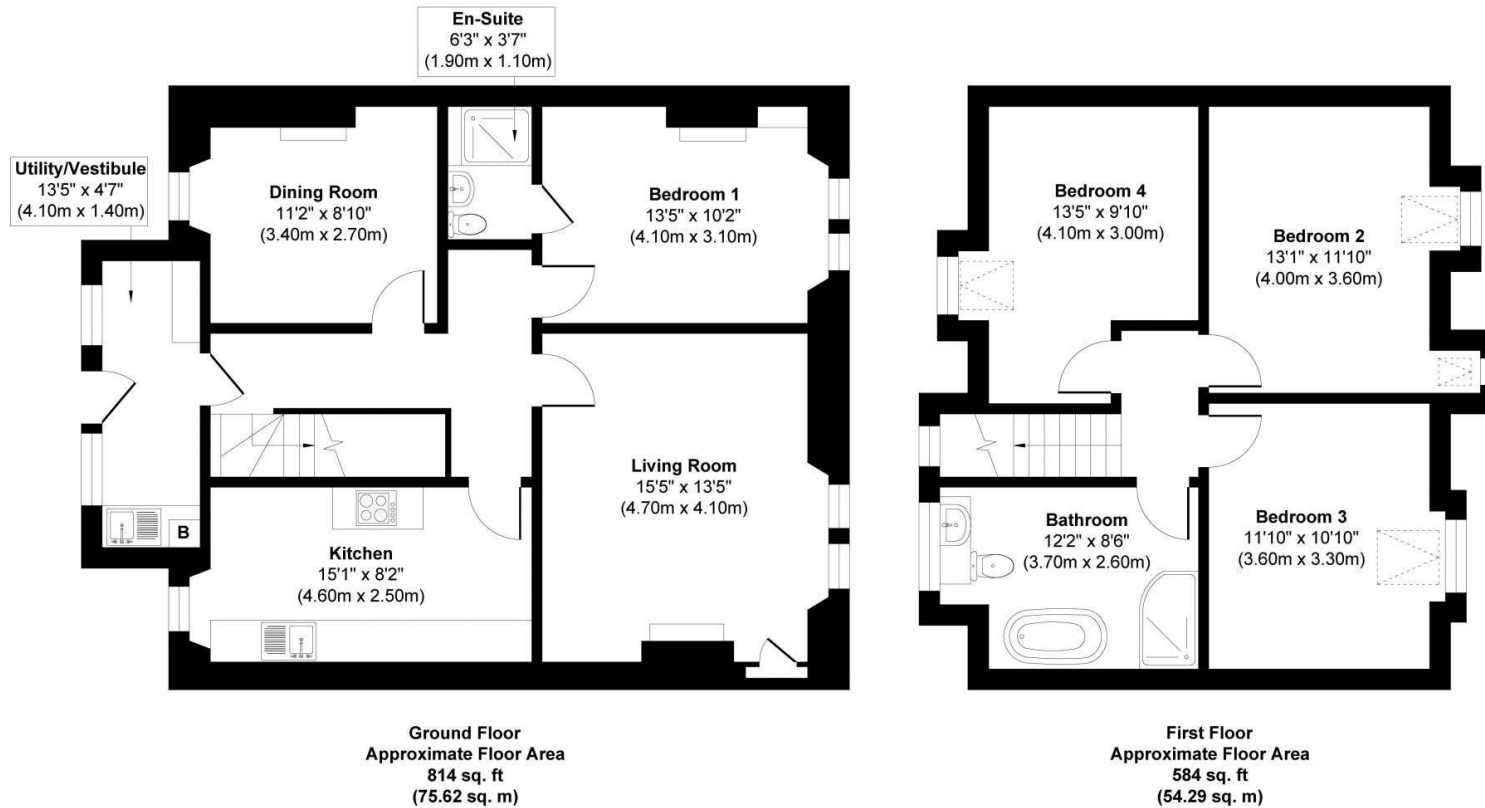
Dunfermline

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 1398 sq. ft / 129.91 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



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