



Morgans

PROPERTY

4 Kent Street, Dunfermline, KY12 0DJ

Offers Over £129,950



3



1



1





Spacious first floor flat



Principal bedroom over 15ft



Bright 15ft lounge



Fitted kitchen with ample storage



Three well-proportioned bedrooms



Family bathroom



EPC Rating -



Council Tax Band -





Welcome

This spacious three-bedroom first floor flat offers approximately 959 square feet of accommodation, ideal for families, professionals, or investors looking for a buy to let. The bright 15-foot lounge provides a welcoming space for relaxing and entertaining, while the fitted kitchen offers good storage and worktop space along with room for freestanding appliances. All three bedrooms are well-proportioned, with the principal bedroom particularly generous at over 15 feet in length. A family bathroom with a bath completes the accommodation, along with handy storage off the hall. There are gardens to the rear providing a child and pet safe environment. Located in Dunfermline, the property is well placed for local schools, amenities, and transport links, making it an excellent choice for families or professionals seeking generous, well-presented accommodation.



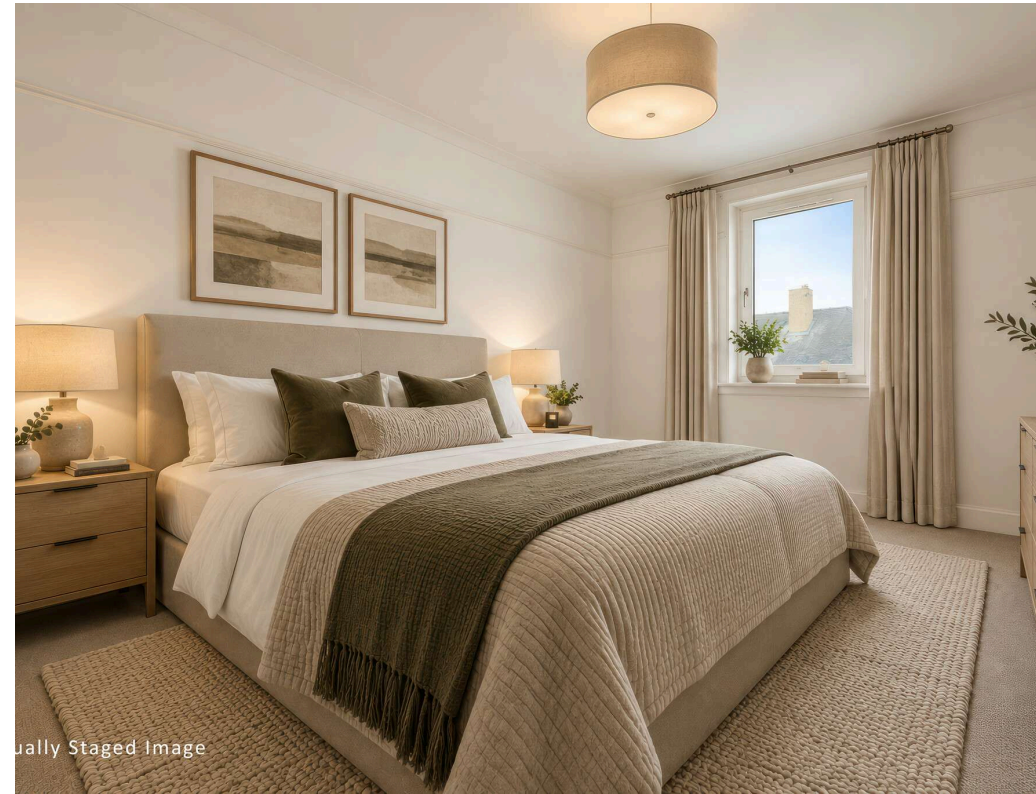


EXTRAS INC. IN SALE/AGENTS NOTE

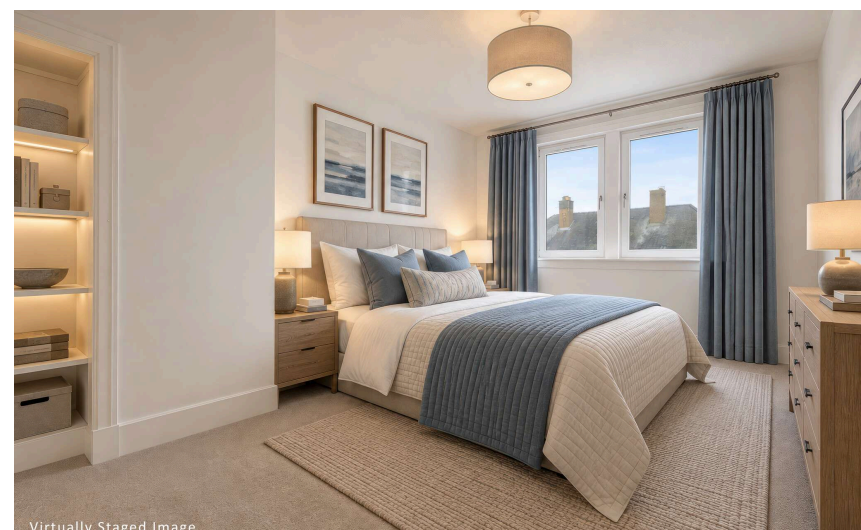
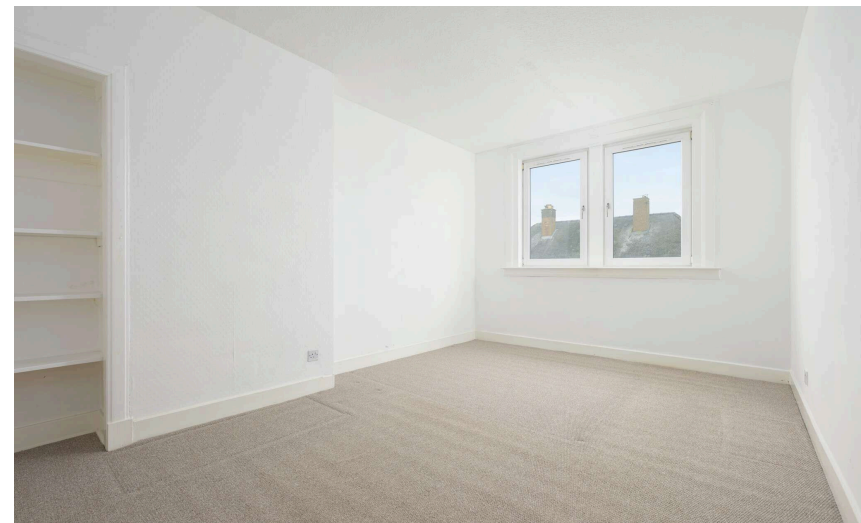
All floorcoverings, blinds, bathroom and light fittings.

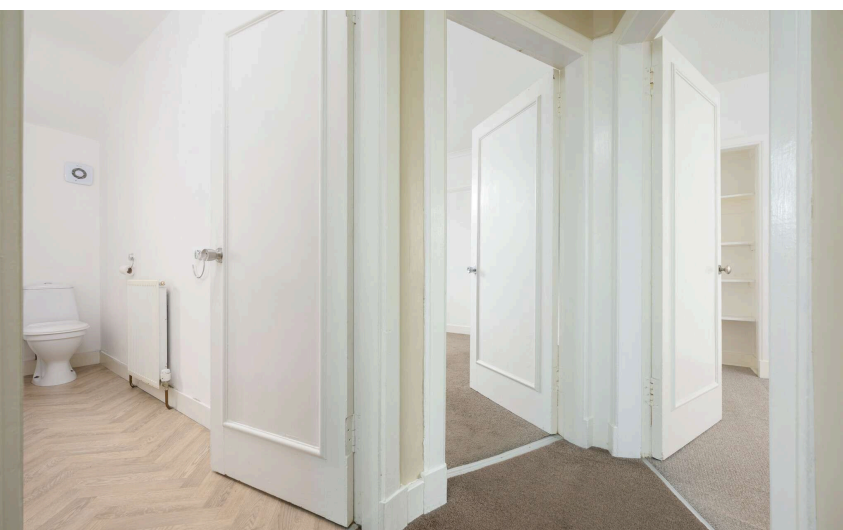
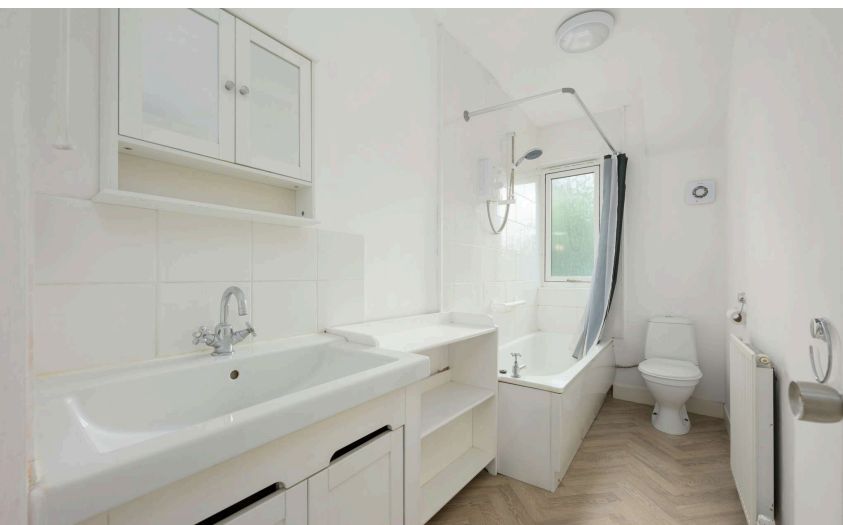
This property is being sold as seen in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property or white goods. Any intending purchaser will require to accept the position as it exists.

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.



Staged Image







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.



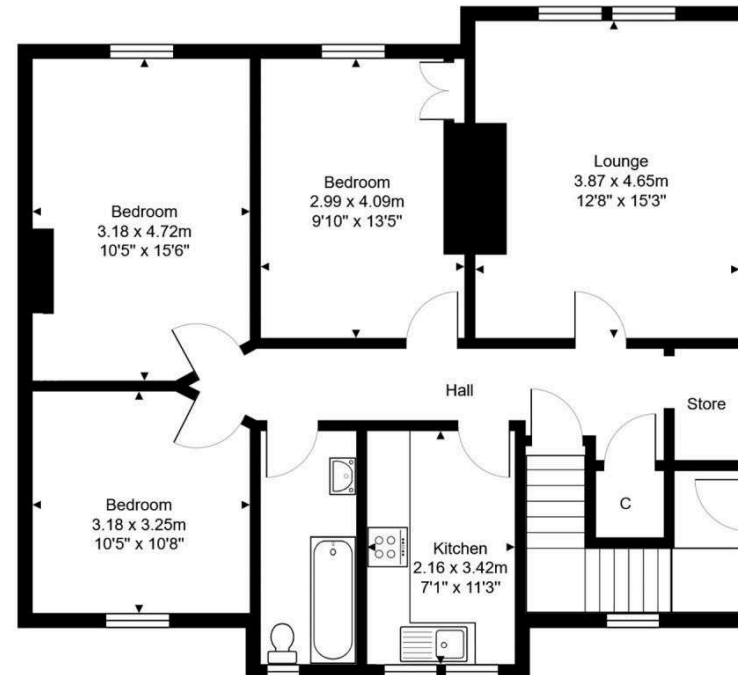


4 Kent Street, Dunfermline, KY12 0DJ

Total Area: 89.1 m² ... 959 ft²

All measurements are approximate and for display purposes only

Morgans
SOLICITORS



1st Floor



SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



espc

rightmove

ZOOPLA

naea | propertymark
PROTECTED

OnTheMarket

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.