



Morgans

PROPERTY

1 Kinnaird Place, Dunfermline, KY12 0XL

Offers Over £170,000







Welcome

This well-presented two-bedroom home offers approximately 592 square feet of accommodation across two floors in Dunfermline, ideal for first time buyers, small families, or investors. The ground floor comprises a bright 15-foot lounge, providing a welcoming space for relaxing and entertaining, along with a fitted kitchen with ample worktop and storage space. Double doors from the kitchen open to the garden with decked area, perfect for outdoor dining and everyday convenience. An entrance vestibule adds further practicality. Upstairs, two well-proportioned double bedrooms are served by a family bathroom with a bath, with the principal bedroom benefiting from a built-in wardrobe. A useful storage cupboard on the landing completes the accommodation. There is private residents parking to the front. Located in one of Dunfermline's sought after locations, the property is well placed for local schools, amenities, and transport links, making it an excellent choice for first time buyers or those seeking a low-maintenance home.

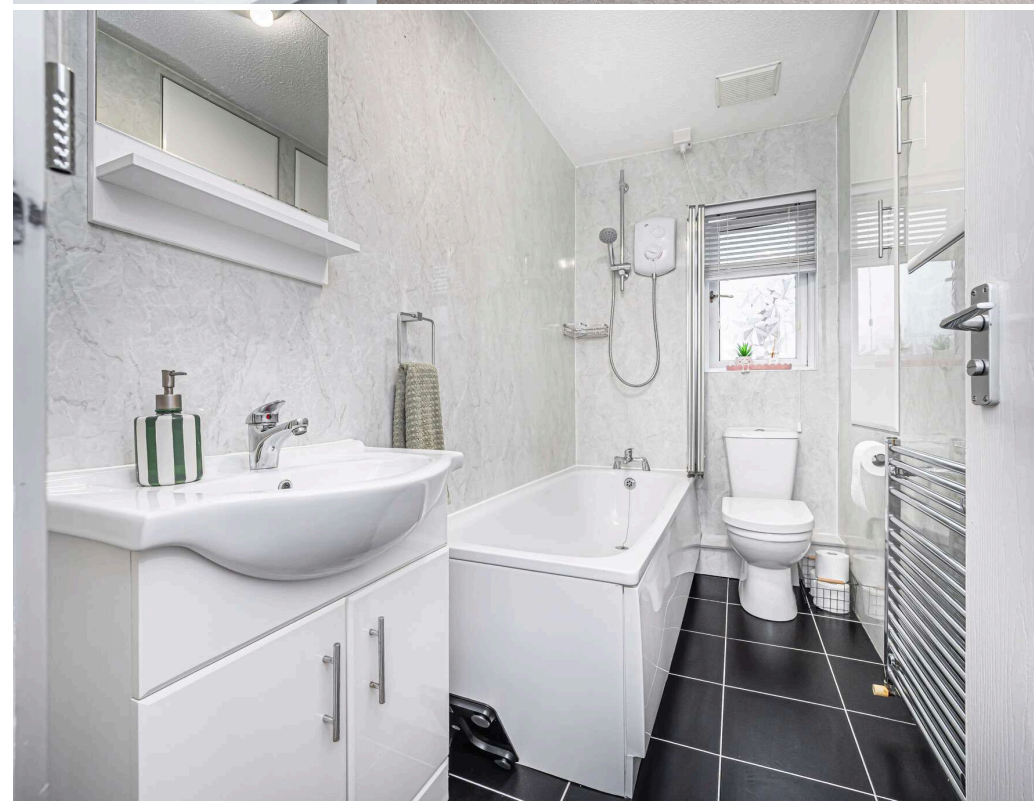




EXTRAS INC. IN SALE/AGENTS NOTE

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.





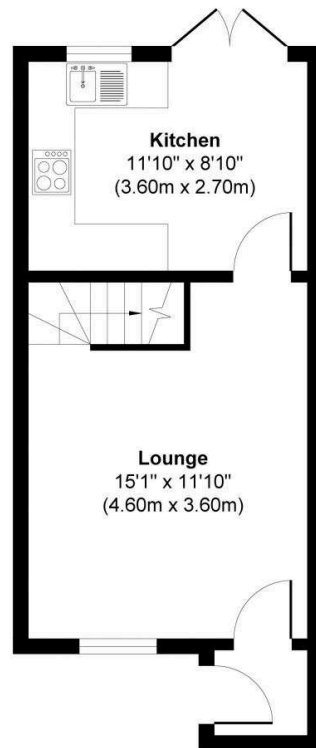
Dunfermline

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.





Ground Floor
Approximate Floor Area
304 sq. ft
(28.32 sq. m)



First Floor
Approximate Floor Area
288 sq. ft
(26.81 sq. m)



Approx. Gross Internal Floor Area 592 sq. ft / 55.13 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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