Morgans
PROPERTY

44 Edgar Street, Dunfermline, KY12 7EY

Offers over £145,000

2 2 1 B

- Well-presented second floor flat
- Spacious 20ft open-plan lounge/ kitchen
- French doors to the lounge
- EPC Rating - B
- Principal bedroom with en-suite
- Built-in wardrobe to principal bedroom
- Second well-sized bedroom
- Council Tax Band - C

Welcome

This two-bedroom second floor flat offers approximately 611 square feet of bright, modern accommodation in Dunfermline, ideal for first time buyers, professionals, or investors. The heart of the home is a spacious open-plan lounge/kitchen extending to over 20 feet, providing an excellent space for everyday living and entertaining. The fitted kitchen offers good worktop and storage space, while French doors add natural light to the room. The principal bedroom is a comfortable double with a built-in wardrobe and its own en-suite shower room, while a second well-sized bedroom is served by a family bathroom with a bath. A useful storage cupboard off the hall completes the accommodation. Located in Dunfermline, the property is well placed for local shops, amenities, and transport links, making it an excellent choice for first time buyers or those seeking a low-maintenance, well-presented home.

EXTRAS INC. IN SALE/AGENTS NOTE

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

Please note there are factor charges applicable to this apartment. Details within our office on request.

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.

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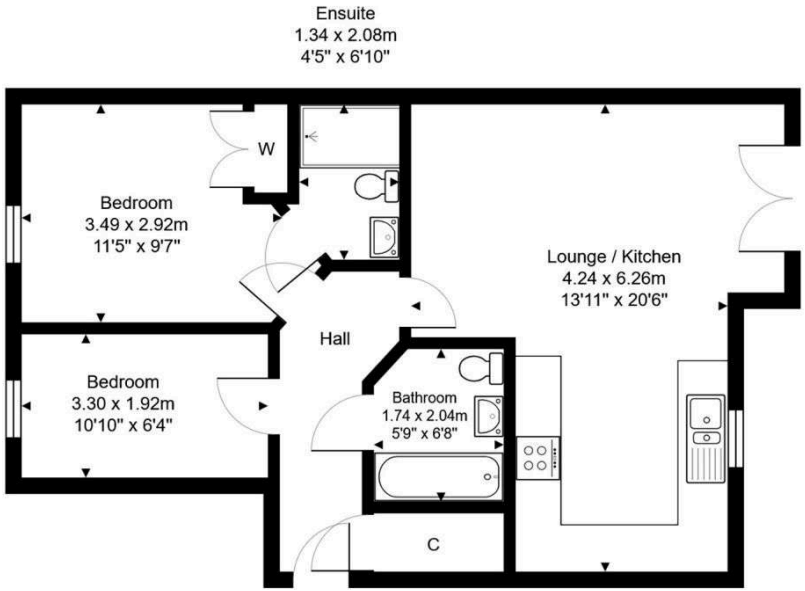
Total Area: 56.8 m² ... 611 ft²

All measurements are approximate and for display purposes only



2nd Floor

Morgans PROPERTY

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www.morganlaw.co.uk

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.