

Morgans PROPERTY

68B Priory Lane, Dunfermline, KY12 7DT

Offers Over £90,000

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- Well-presented one-bedroom ground floor flat
- Bright 14ft living room
- Communal gardens/drying green
- EPC Rating -
- Generous 11ft square fitted kitchen
- Integrated oven and space for a fridge freezer
- Modern shower room
- Council Tax Band -





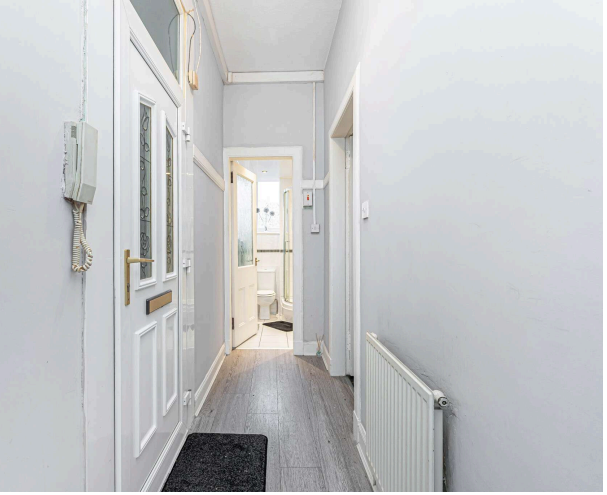






Welcome

This lovely and traditional one-bedroom ground floor flat down from the New Row is a stone throw away from the railway station. It offers approximately 526 square feet of accommodation and is ideal for first time buyers, downsizers, or investors. The bright 14-foot living room provides a welcoming space for relaxing and entertaining. The fitted kitchen is a generous size, with an oven, hob, and space for a fridge freezer, along with ample worktop and storage space. The bedroom is a comfortable single or small double, served by a modern shower room. The flat is also well equipped with storage, with two built-in cupboards off the kitchen hall and a separate cloakroom. There are well maintained communal gardens/drying green to the rear. Located in the city centre, the property is well placed for local shops, amenities, and transport links, making it an excellent choice for first time buyers or those seeking easy, ground floor living.







EXTRAS INC. IN SALE/AGENTS NOTE

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

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.







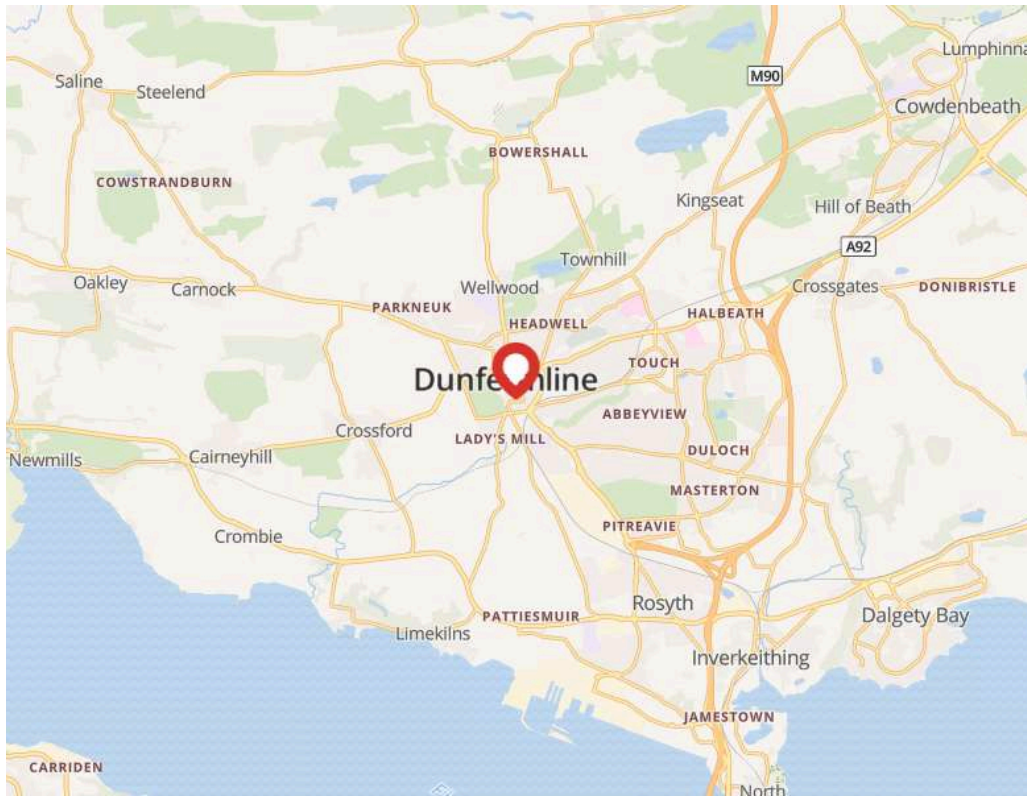


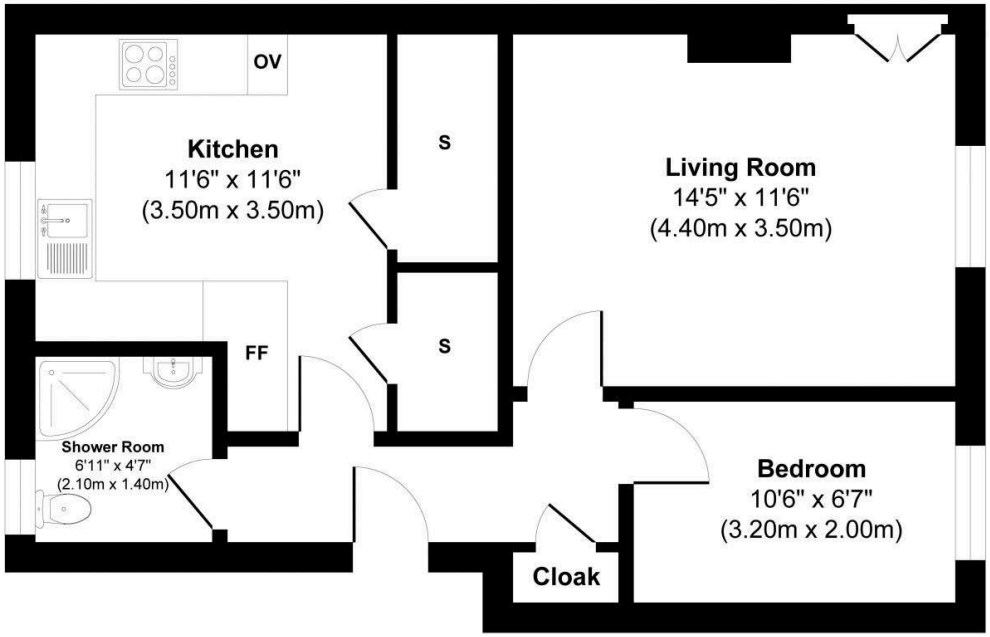
Dunfermline

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.





Ground Floor
Approximate Floor Area
526 sq. ft
(48.84 sq. m)

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Approx. Gross Internal Floor Area 526 sq. ft / 48.84 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are gauranteed 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 opon its own inspection(s). Created by 9AM Media

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