



19C Lady Campbells Walk, Dunfermline, KY12 0QH
Offers Over £86,950

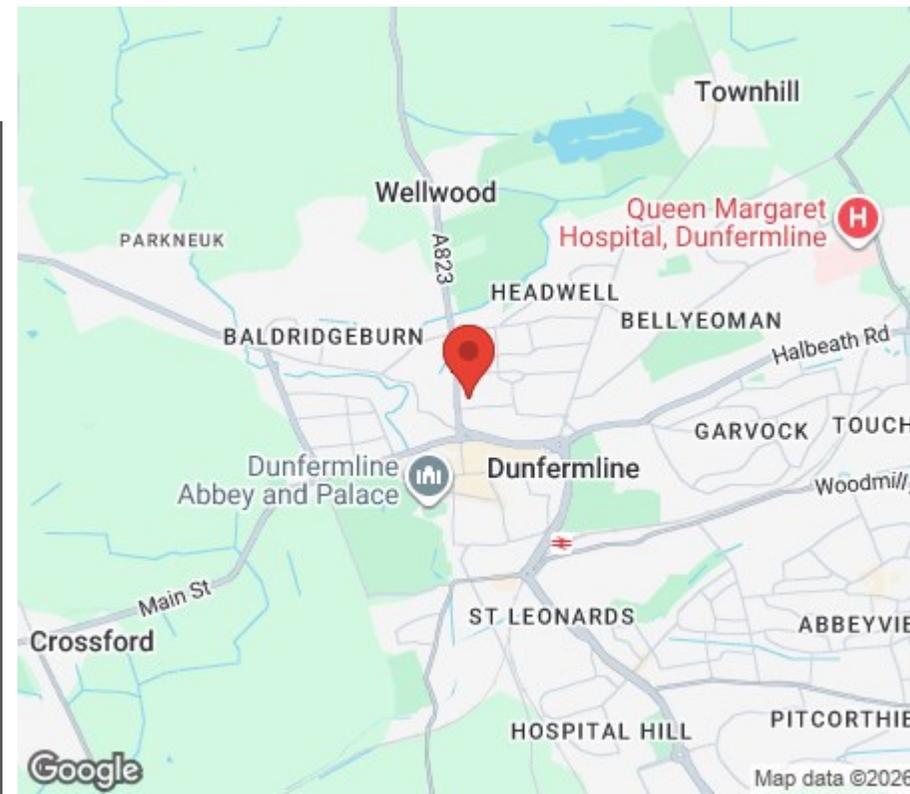






Excellent first time purchase or ideal as a buy to let as would give a good annual yield. This first floor flat is within a charming period building, namely Victoria House, situated off Pilmuir Street and within a five minute walk to the City Centre and Carnegie Retail Park. On street parking is available and there are generous communal gardens/drying green to the rear. Everything is at your fingertips with this apartment. The subjects briefly comprise entrance via stone steps to the rear into newly fitted kitchen, lounge with bay window, inner hallway leading to two bedrooms and bathroom with overhead electric shower. The property is double glazed with gas central heating. Early entry available.





LOCATION

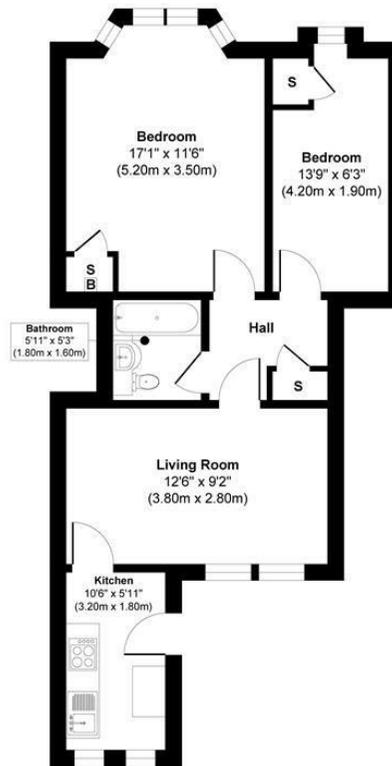
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace 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.

EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, 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.





Approximate Floor Area
574 sq. ft
(53.34 sq. m)



Approx. Gross Internal Floor Area 574 sq. ft / 53.34 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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33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



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