

Morgans

PROPERTY

12 Rose Crescent, Dunfermline, KY12 0QS

Offers Over £150,000











Excellent starter home offered in move in condition, or would suit an investor as a buy to let as would provide a good annual yield. The property is quietly tucked away within the crescent and has communal grounds to rear with drying green. The accommodation has just been upgraded throughout and is offered in move in condition. The accommodation briefly comprises private entrance into stairwell leading to hallway on upper level, spacious lounge, fitted kitchen with appliances., bathroom and two double bedrooms. Spacious attic and communal cellar for extra storage. There is double glazing and gas central heating throughout with ample on street parking. Essential viewing.







## 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. No warranty is given on the 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 to the interlinked system installed in this property.





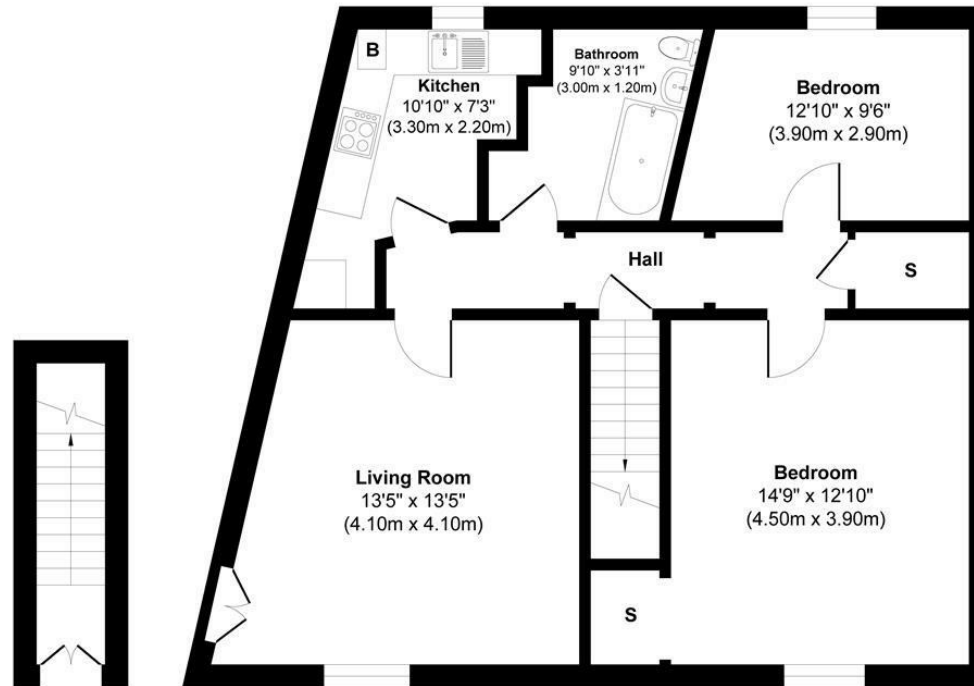












**Ground Floor**  
Approximate Floor Area  
38 sq. ft  
(3.54 sq. m)

**First Floor**  
Approximate Floor Area  
800 sq. ft  
(74.35 sq. m)



**Approx. Gross Internal Floor Area 838 sq. ft / 77.89 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



**SOLICITORS | PROPERTY**

**33 East Port, Dunfermline, Fife, KY12 7JE**

**Tel: 01383 620222 Fax: 01383 621213**

**[www.morganlaw.co.uk](http://www.morganlaw.co.uk)**



**eSpC**

**rightmove**

**Zoopla.co.uk**

**onTheMarket.com**

**s1homes.com**

**naea | propertymark**

**PROTECTED**

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.