

**Morgans**

PROPERTY

168D Pittencrieff Street, Dunfermline, KY12 8AW

Offers Over £90,000

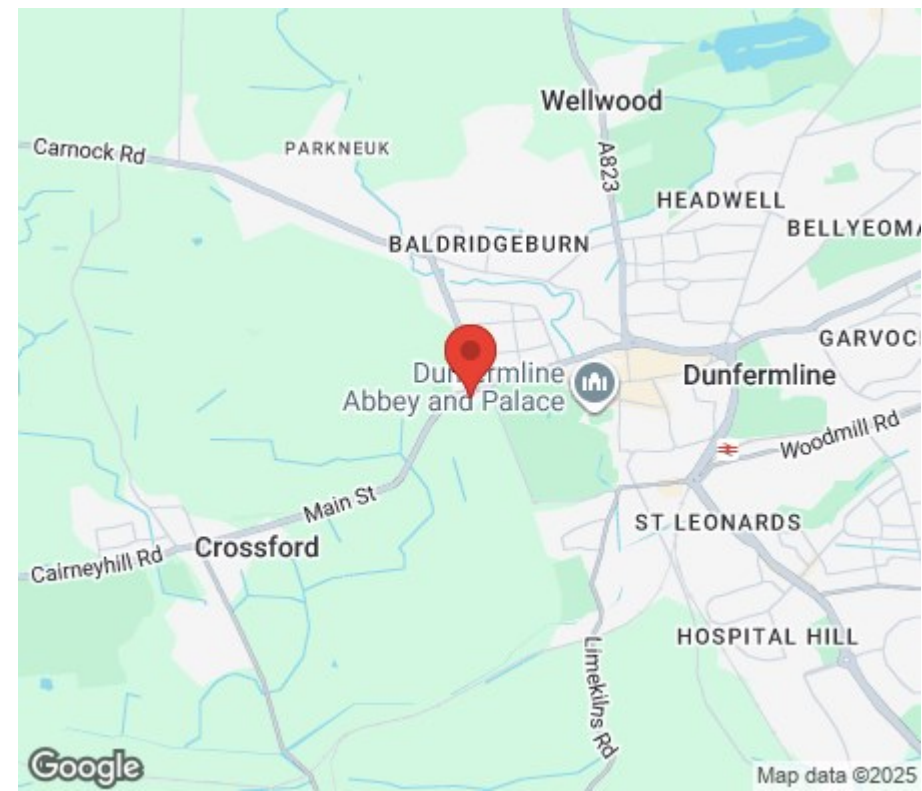






Early entry available. Ideal first time purchase, suiting couples or any discerning buyer looking for accommodation close to city centre. Investors would also gain a good annual yield for letting. The subjects are well appointed and adjacent to Pittencrieff Park with parking on William Street or surrounding areas. The Glen is on your fingertips with a short walk to the City Centre where all amenities are available. The property is generous and briefly comprises entrance hallway with storage, lounge, kitchen, double bedroom with built in storage and shower room. There are well maintained communal gardens to the rear with drying green. The property is single glazed with gas central heating.





## 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.

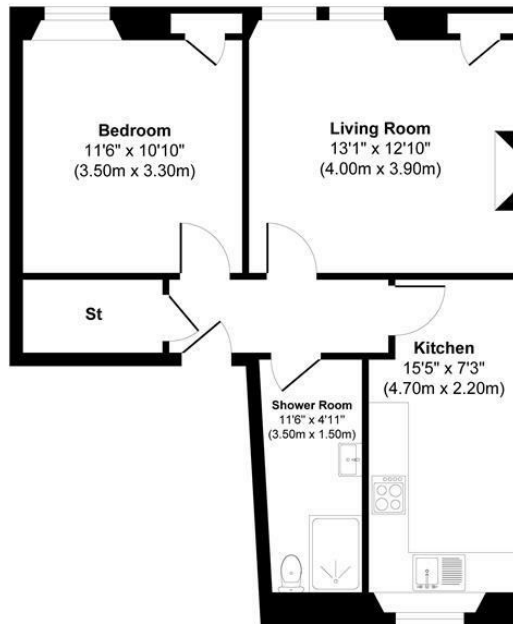
## EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances and white goods.

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.



Pittencrieff Street, Dunfermline KY12 8AW



Approximate Floor Area  
526 sq. ft  
(48.91 sq. m)



Approx. Gross Internal Floor Area 526 sq. ft / 48.91 sq. m  
Illustration for identification purposes only, measurements approximate, not to scale. Copyright

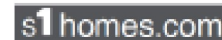


SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

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