



Morgans

PROPERTY

98 Appin Crescent, Dunfermline, KY12 7QS

Offers Over £160,000

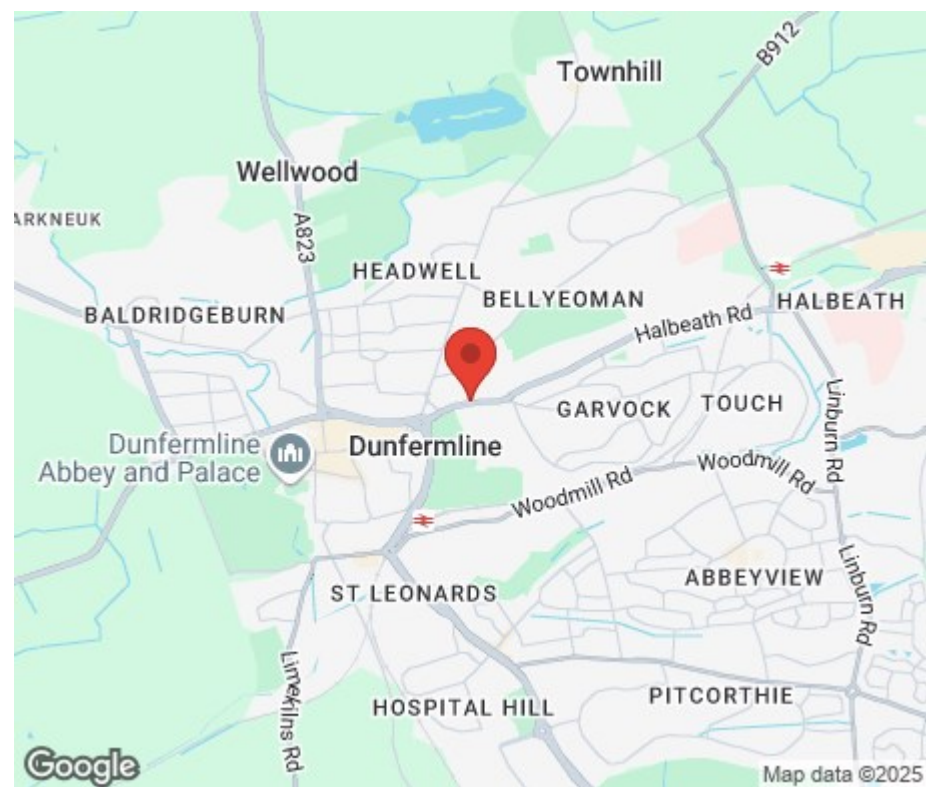






CLOSING DATE SET FOR FRIDAY 2ND MAY 2025 @ 12 NOON - We are delighted to bring to the market this beautiful ground floor apartment which is a credit to the present owners and offered in move in condition. This home has been upgraded and offers contemporary living yet has retained many of the original features. The apartment is on the ground level and briefly comprises entrance vestibule, reception hall, lounge, dining kitchen with separate utility room. There are two double bedrooms and stylish bathroom with overhead shower completes the accommodation. The property is double glazed with gas central heating. There is a private garden at the front and rear door from the utility leads to shared garden to the rear, this has been split into 4 sections for each flat currently by informal agreement. There is also free parking at Leys Park Road approx 40 metres from the rear of the property. 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.

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.



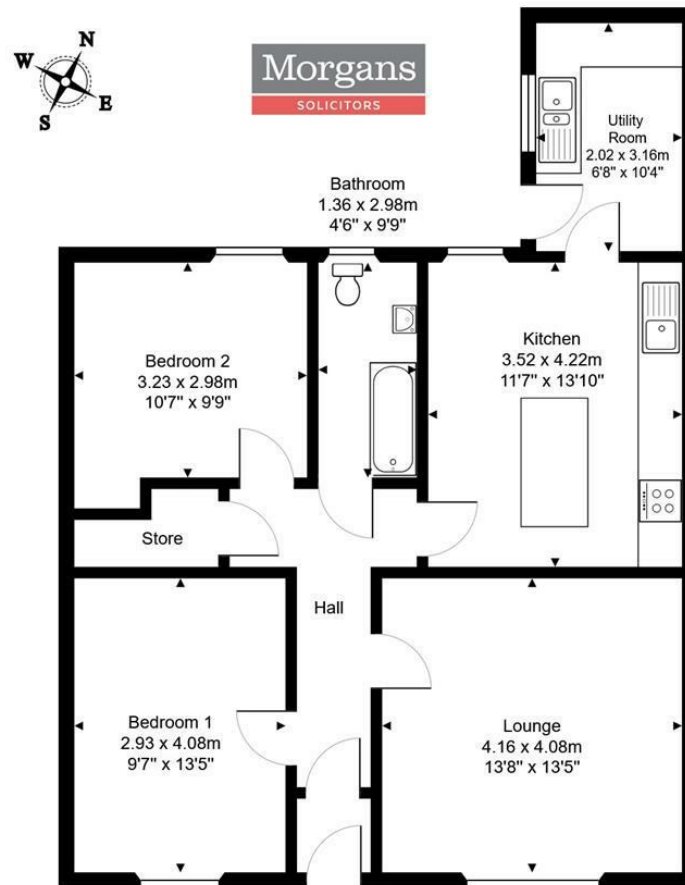




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Total Area: 78.0 m² ... 840 ft²

All measurements are approximate and for display purposes only

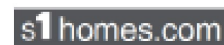


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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have 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.