



Morgans

PROPERTY

58a Campbell Street, Dunfermline, KY12 0QL

Offers Over £125,000



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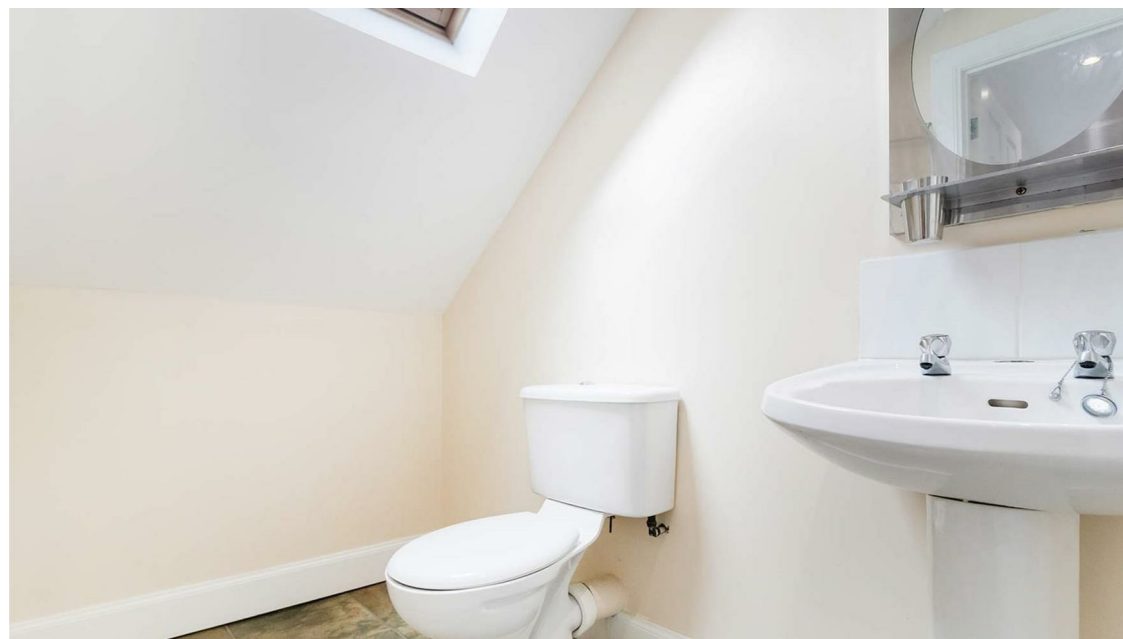


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Excellent traditional maisonette apartment in the heart of town with all local amenities a short walk away and parking adjacent to the property. This end terraced spacious home is ideal for first time buyers, couples or small families and early entry is available. There is a communal garden and entry is gained via stone steps to the rear of the building. Outbuilding ideal for storage. The accommodation is well presented and in nice condition briefly comprising entrance vestibule, hallway and under stair storage, this area could be used as office space. Lounge, fitted kitchen, double bedroom and bathroom. On the upper level there is a further double bedroom with en-suite. The property is double glazed with gas central heating.





LOCATION

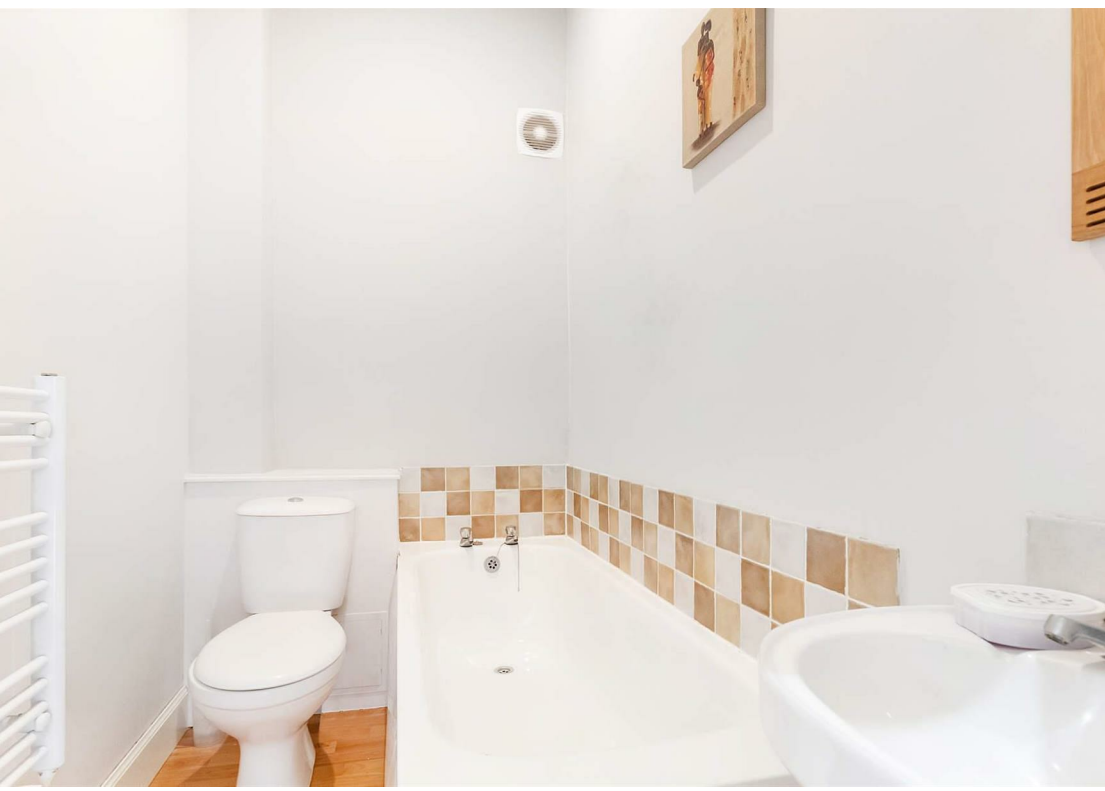
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace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

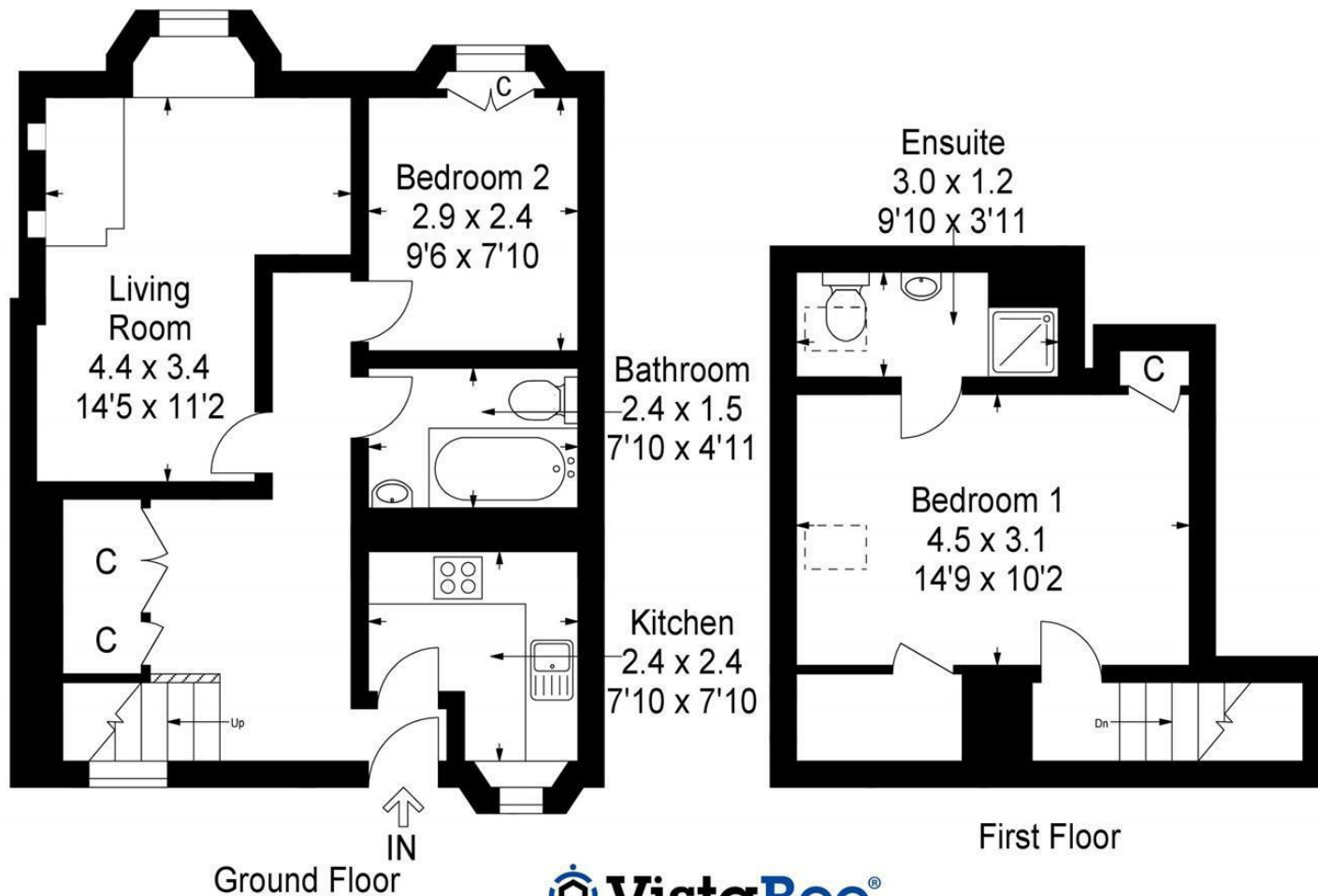
EXTRAS INC. IN SALE

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

This property is being sold 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. Any intending purchaser will require to accept the position as it exists.







This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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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.