

Morgans

PROPERTY

28B Hill Street, Dunfermline, KY12 0QR

Offers Over £128,950



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An excellent ground floor traditional garden flat with own front and rear garden and shed. The property is offered lovely condition and well presented comprising shared main entrance vestibule with adjoining flat. Attractive lounge with high ceilings and open plan aspect to kitchen with appliances. Inner hall with storage cupboard leads to two bedrooms, one of which has door to rear, shared patio area and fenced garden section which belongs to the property with garden shed and external storage unit, ideal for garden furniture/tools/bikes. The property is double glazed with gas central heating and early entry is available. Furniture and extras can be included in the sale. On street parking.







## LOCATION

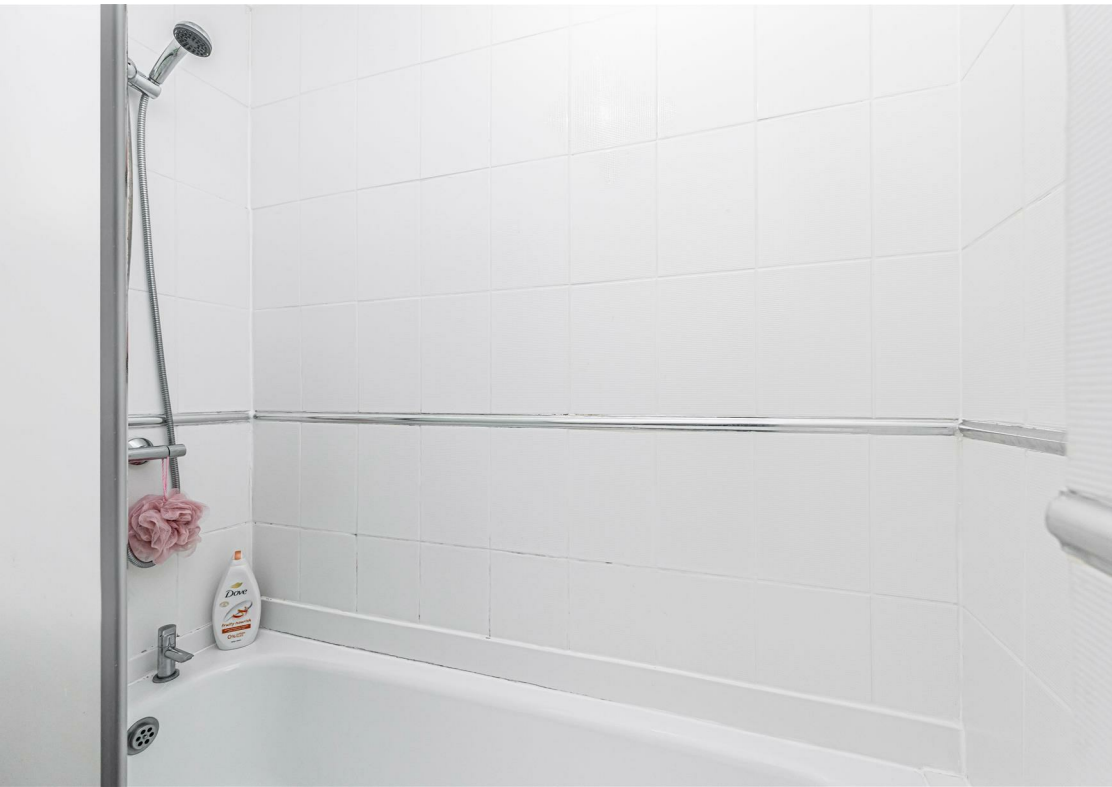
The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace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

## EXTRAS INC. IN SALE/AGENTS NOTE

Extras included in the sale are open to negotiation, sofa, bed and mattress can be included. The rest is negotiable as the flat can be purchased fully furnished. All light fittings, blinds and appliances are included.

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.





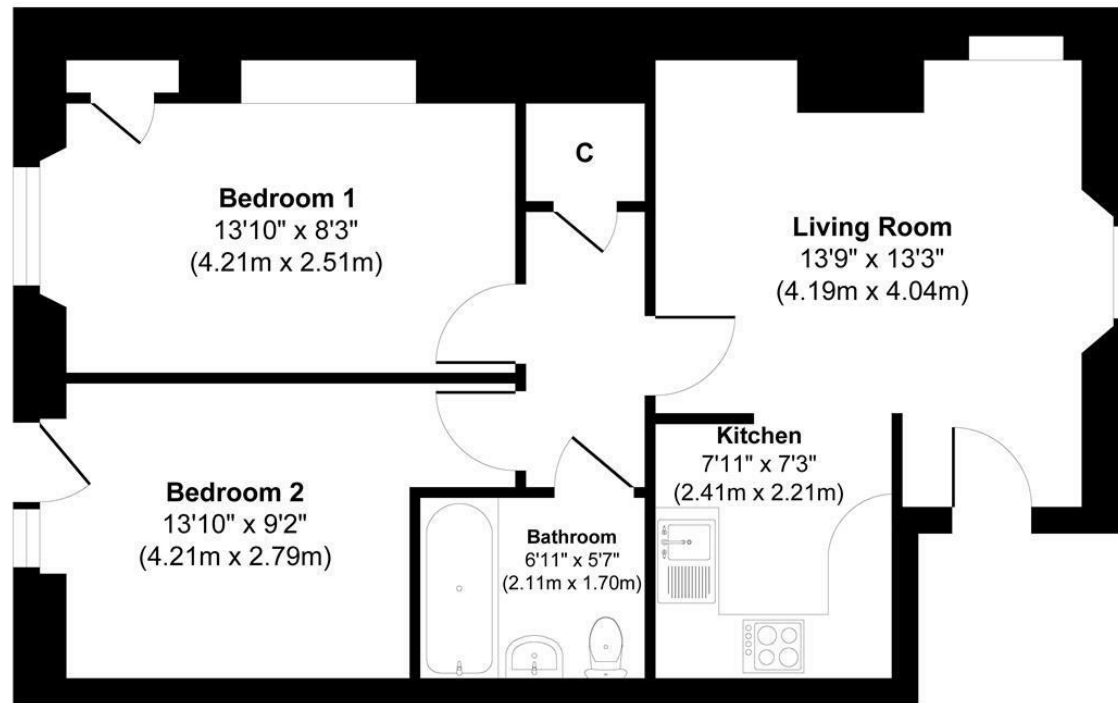












**Approximate Floor Area**  
**573 sq. ft**  
**(53.25 sq. m)**



**Approx. Gross Internal Floor Area 573 sq. ft / 53.25 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**

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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.