



**Morgans**

PROPERTY

83b New Row, Dunfermline, KY12 7DZ

Offers Over £240,000







Charming first floor garden apartment forming part of a traditional property in the heart of town offering contemporary and generous accommodation suiting couples and small families. The property is offered in move in condition with many attractive period features, The subjects briefly comprise: entrance stairway, reception hallway, lounge with bay window, three bedrooms (en-suite), family bathroom, fitted breakfasting kitchen with French doors to garden area with decking. The property is double glazed with gas central heating. Essential viewing with early entry available.





## EXTRAS INC IN SALE

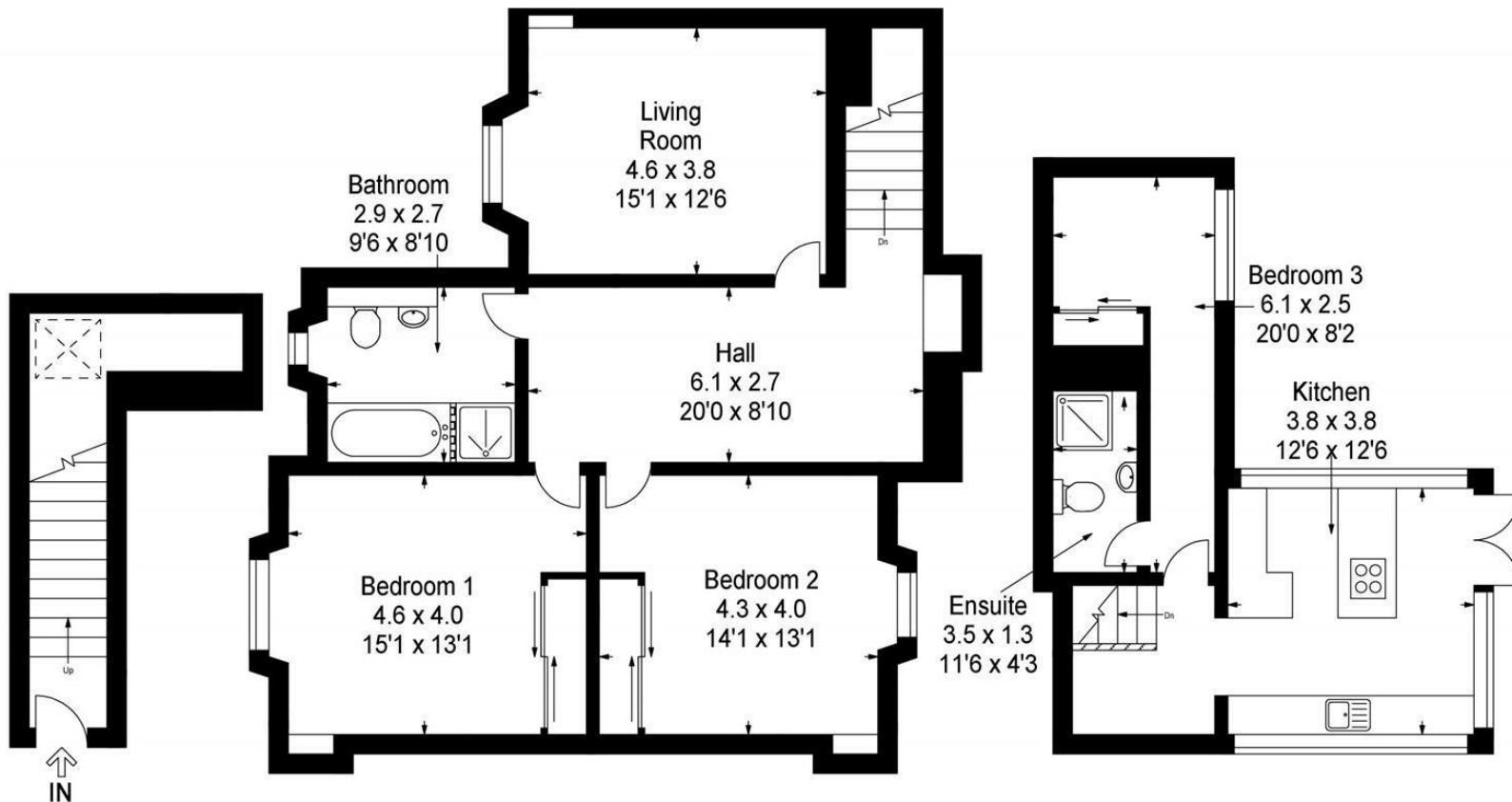
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

## AGENTS NOTE

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 since no testing of any services or systems can be allowed. No moveable items will be included in the sale.







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DIGITAL CONTENT CREATION

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.