

# Morgans

PROPERTY

24A Hill Street, Dunfermline, KY12 0QR

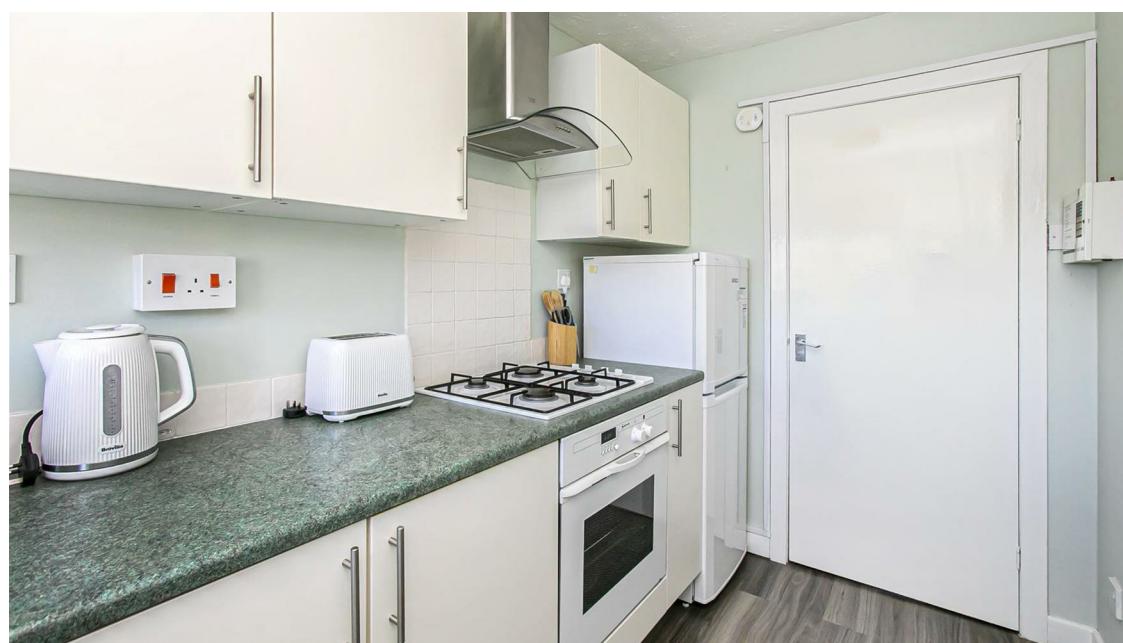
Offers Over £84,995







Absolutely lovely traditional top floor one bed apartment within short walking distance to the city centre. Ideally placed for all amenities including shops, restaurants, bars, leisure and recreational facilities with Carnegie Retail Park a few minutes walk away. There are excellent transport links available including Dunfermline bus/train station. The property would ideally suit couples, first time buyers and buy to let investors as the property would give a good annual yield. The subjects are accessed via a close up through stone steps to the rear with carpeted communal staircase leading to private front door. The accommodation briefly comprises entrance vestibule leading to bright front facing lounge with open views, kitchen with appliances, double bedroom with built-in wardrobes and bathroom with off mains shower over bath. The property benefits from gas central heating and double glazing. There are well maintained communal gardens to the rear and ample on street parking. Early viewing recommended.





## LOCATION

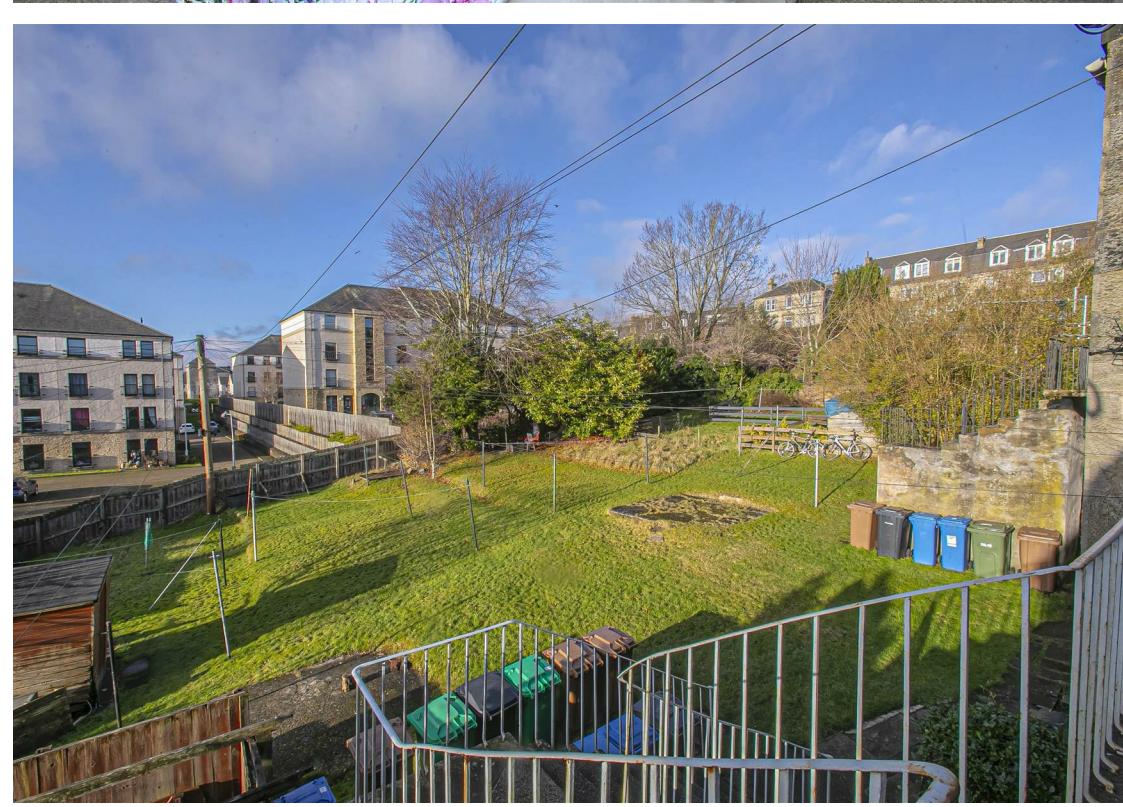
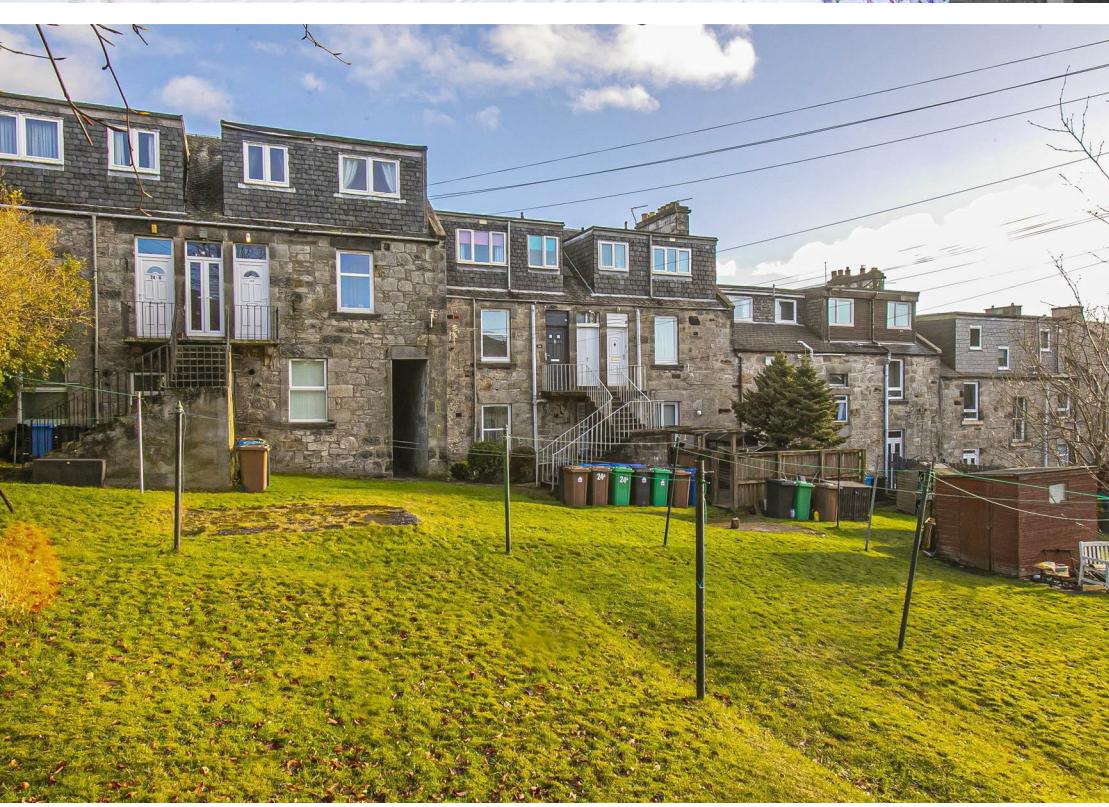
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace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

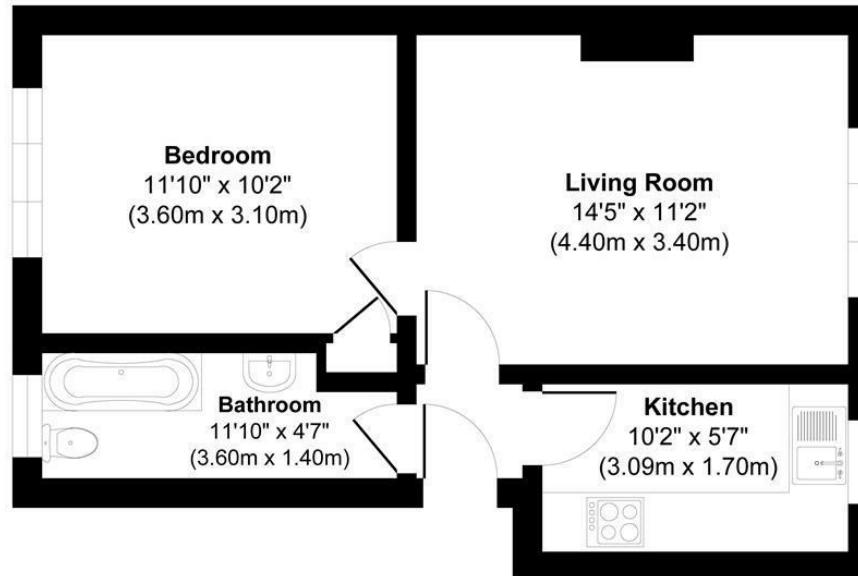
## EXTRAS INC. IN SALE/AGENTS NOTE

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.







**Approximate Floor Area**

420 sq. ft

(39.05 sq. m)



Approx. Gross Internal Floor Area 420 sq. ft / 39.05 sq. m

Illustration for identification purposes only, measurements approximate, not to scale. Copyright



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