



Morgans

PROPERTY

90 Rose Street, Dunfermline, KY12 0RE

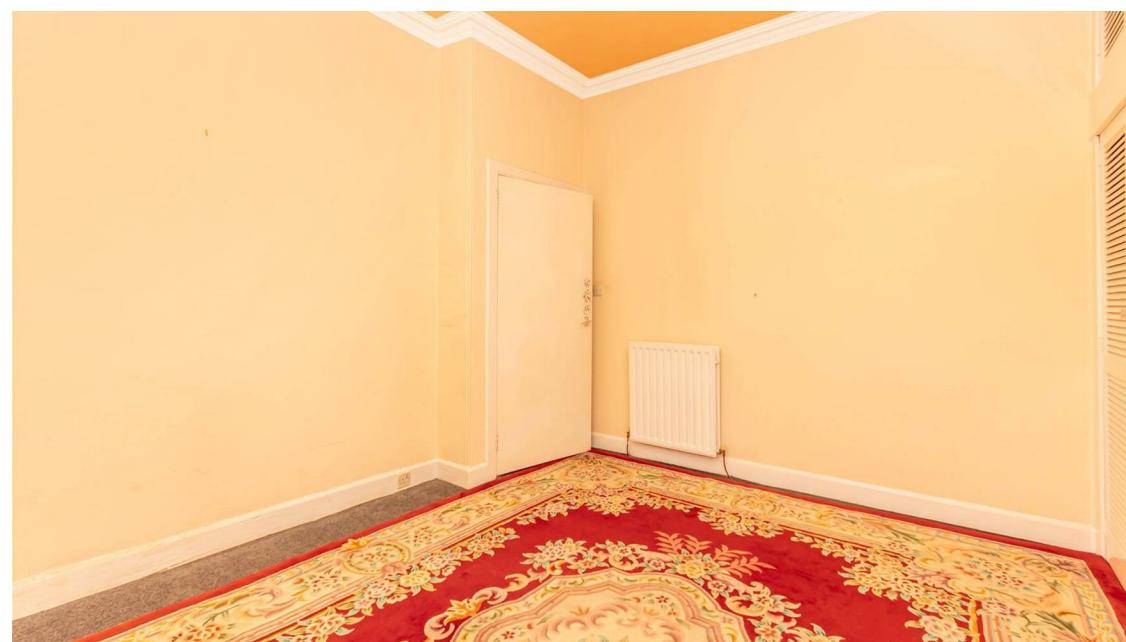
Offers In The Region £170,000







Rarely available period apartment with the benefit of large gardens to rear providing excellent outdoor space and side garden with greenhouse. The property also has a single garage/lock up (middle one) for additional storage. The subjects offer great potential to re-configure the layout as this was originally one house which was split in later years. Circa 1850's the property briefly comprise own private entrance leading into vestibule and hallway, lounge with fabulous view over town and beyond, three bedrooms, kitchen and newly fitted shower room. The property is double glazed with gas central heating. Early entry available.





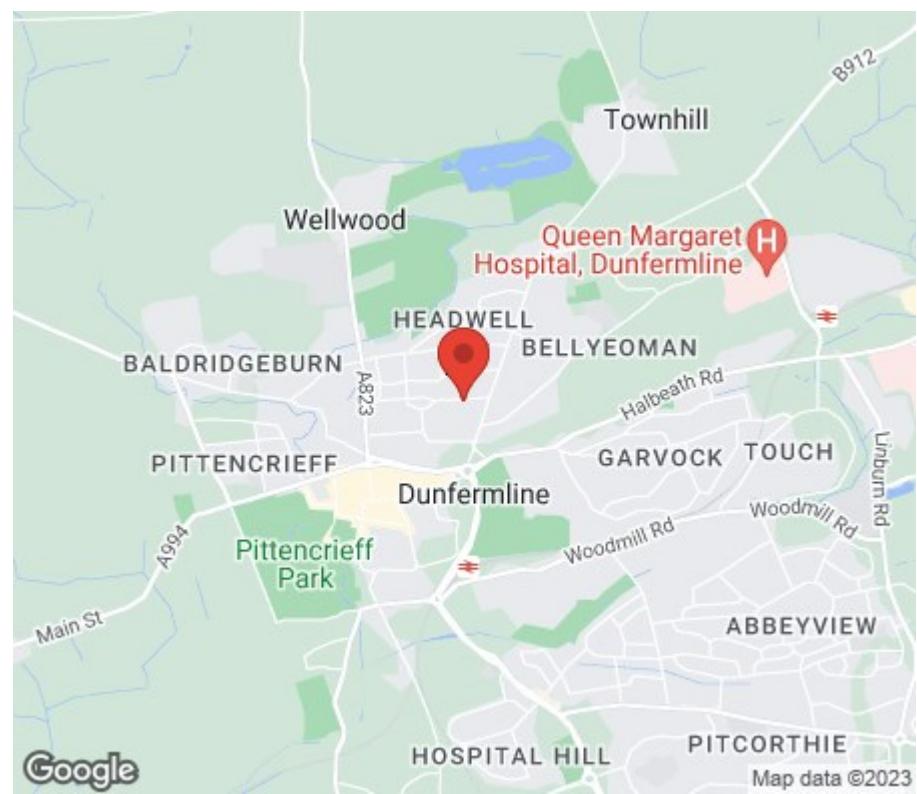
LOCATION

The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honours competition to celebrate Queen Elizabeth's platinum jubilee. The honour was officially conferred by King Charles in a ceremony in Dunfermline city chambers on 3rd October 2022. The Royal Burgh is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House also reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era. 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, Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. Dunfermline benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern city. The local railway stations provide regular services to Edinburgh with rail links to other parts of the UK. There are also regular and convenient bus services both local and national with bus stations available in the centre of Dunfermline and park and ride services available from Halbeath and Inverkeithing.

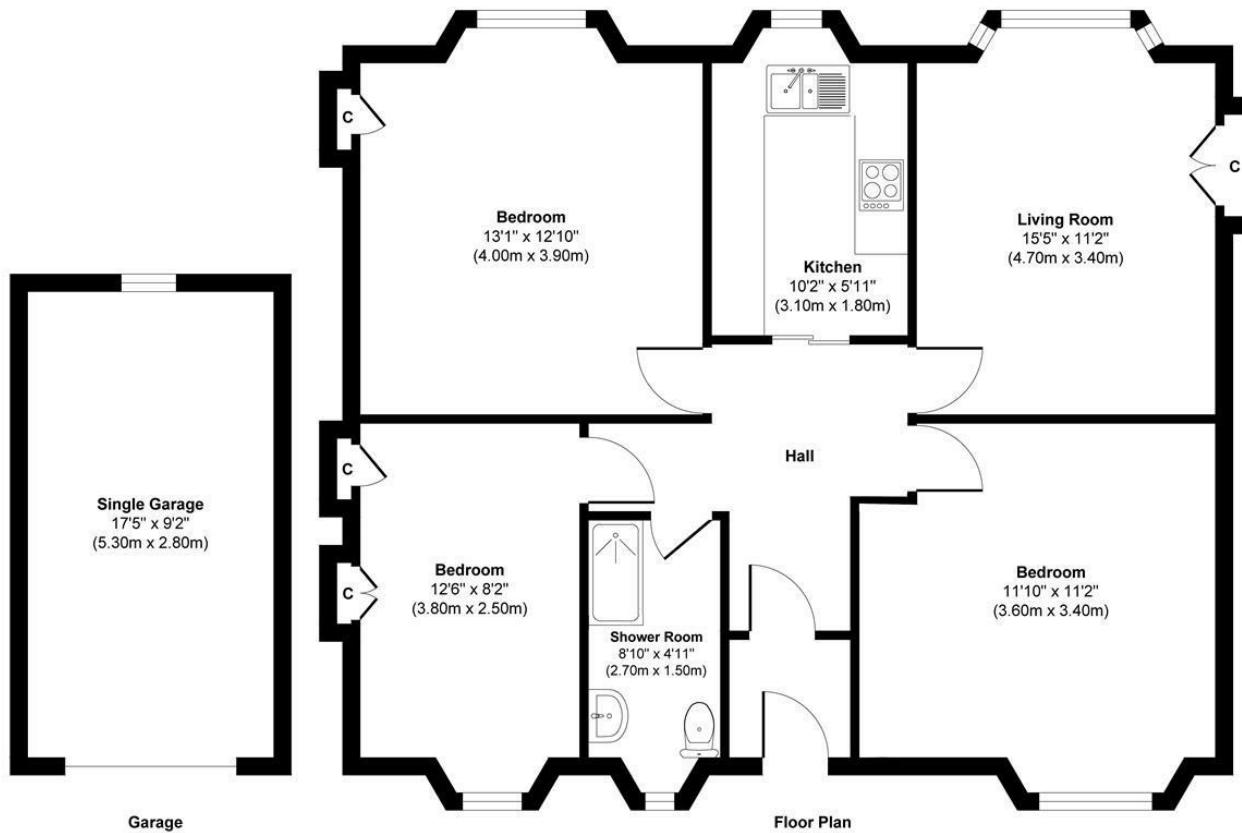
EXTRAS INC. IN SALE / AGENTS NOTE

All floor coverings, blinds, curtains, light shades, white goods, 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. The owner will not warrant the working order of the fixtures and fittings or appliances which are included in the sale price or white goods.







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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).
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PROTECTED

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.