



Morgans

PROPERTY

15 Edmund Place, Dunfermline, KY12 7ET
Offers Over £135,000







Modern and stylish second floor apartment forming part of a well maintained development within walking distance to the train station and town centre with all amenities available. The property would ideally suit first time buyers, buy to let Investors as gives a good annual yield, and is well placed for the commuter. This well presented property briefly comprises: entrance hall, living room with Juliette balcony, kitchen, two double bedrooms one with en-suite facilities and bathroom. The property benefits from double glazing, electric heating and a secure entry phone system. The communal areas are managed by a factoring agent and the fee includes buildings insurance. Private residents parking and ample visitors parking.





LOCATION

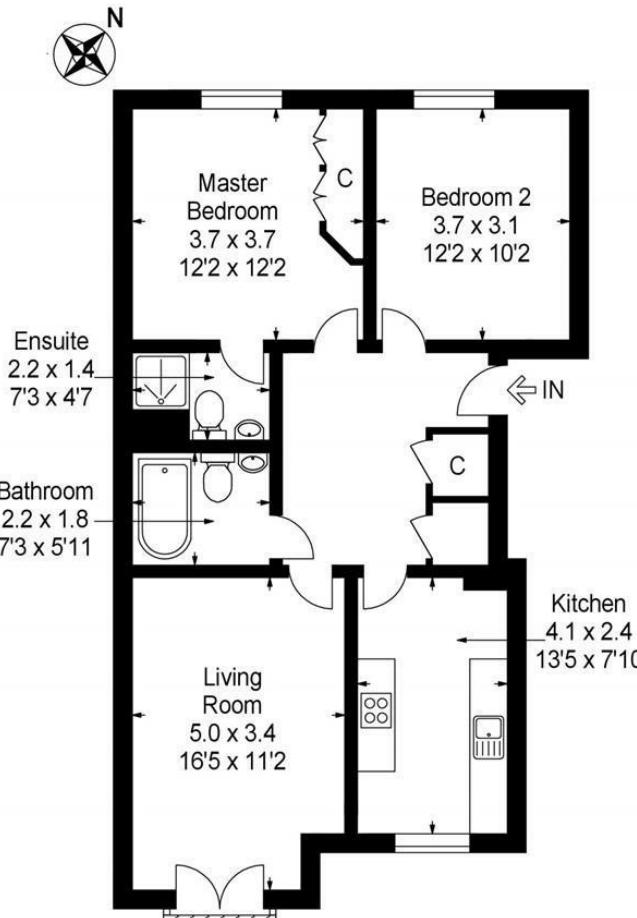
The Royal Burgh of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the town, whilst recent developments have seen Dunfermline move into the modern era with Carnegie 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 associated with a modern town. 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.







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)

© VistaBee 2022



SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

PROPERTY

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



rightmove Zoopla.co.uk OnTheMarket.com



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.