



Morgans

PROPERTY

8 Thistle Street, Dunfermline, KY12 0JA

Offers Over £180,000



2



1



1







# Welcome

## DESCRIPTION

Charming and substantial ground floor traditional dwelling in one of Dunfermline's sought after locations with a short walk into the city centre and all amenities at your fingertips. This period property has many attractive features with original cornicing and flooring to name but a few. The property has been upgraded over the last few years and is a credit to the present owners being offered in lovely condition. There is a shared driveway and single car garage which is a real benefit for off road parking. The gardens and grounds are well maintained and No 8 has its own patio/seating area together with external outhouse for garden tools/outdoor wear. The subjects briefly comprise entrance vestibule, reception hallway, front facing lounge with decorative fireplace, stylish dining kitchen with appliances, separate utility room with door to gardens and two double bedrooms with a wet room which completes the accommodation. The property is double glazed with gas central heating.





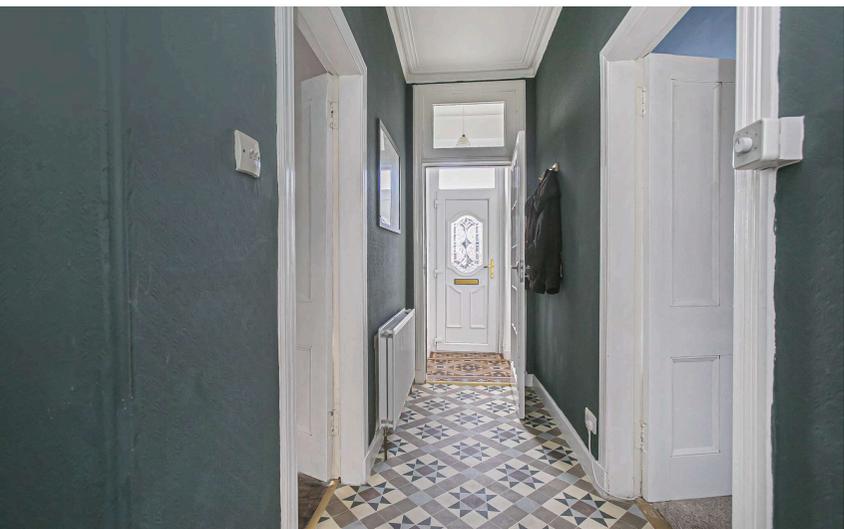
## EXTRAS INC. IN SALE/AGENTS NOTE

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.









## Dunfermline

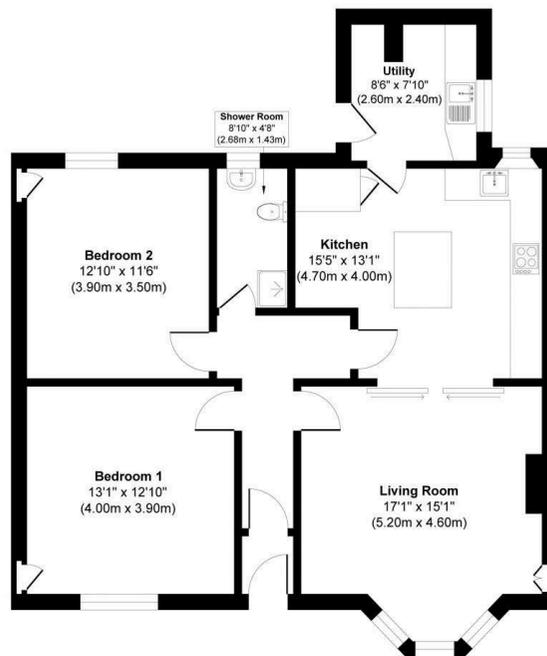
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace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

## Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



Thistle Street, Dunfermline, KY12 0JA



Approximate Floor Area  
940 sq. ft  
(87.32 sq. m)



Approx. Gross Internal Floor Area 940 sq. ft / 87.32 sq. m

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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.