



56 Bruce Street, Dunfermline, KY12 7AG
Offers Over £140,000





Well-presented two-bedroom home



Spacious open-plan kitchen and living area



Modern shower room



EPC Rating - E



Flexible accommodation ideal for home working



Good storage throughout



Convenient town centre location



Council Tax Band - A



Welcome

This well-presented home offers bright and contemporary accommodation, ideally suited to first-time buyers, professionals, or those seeking a centrally located property. The main living space is a spacious open-plan kitchen and living room, providing a sociable and versatile area for both relaxing and entertaining. The property further benefits from two bedrooms, offering flexible accommodation for guests or home working, along with a modern shower room. Additional storage is available within the property. Located within a popular and convenient area of Dunfermline, the property is ideally placed for access to the town centre, a wide range of amenities, and excellent transport links.



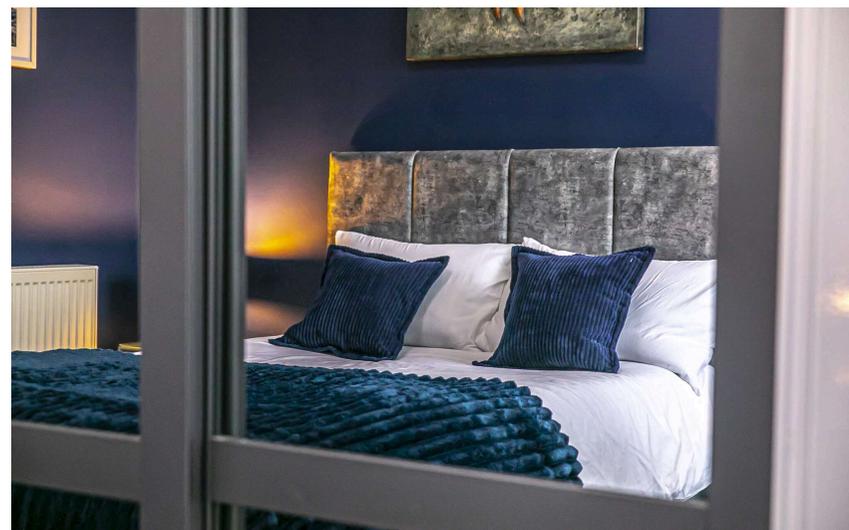


EXTRAS INC. IN SALE/AGENTS NOTE

All floorcoverings, 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.









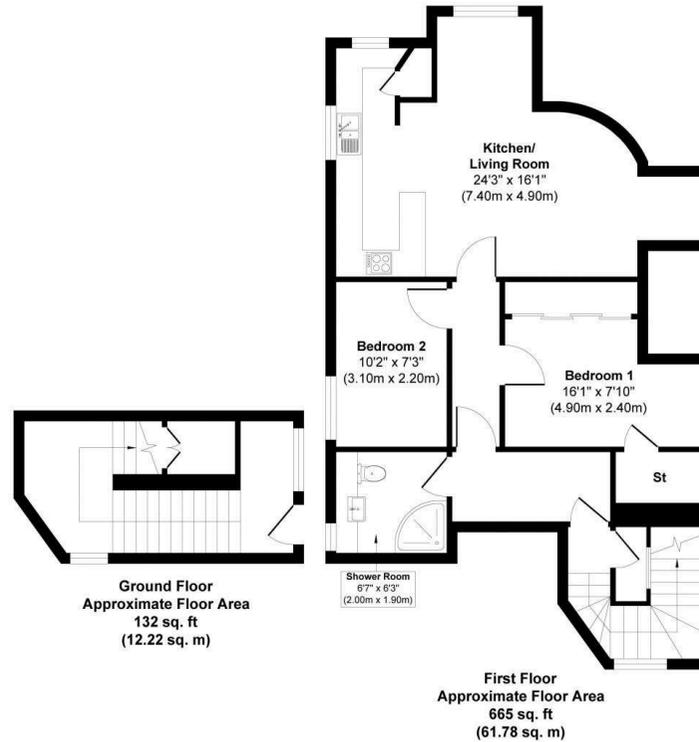
Dunfermline

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.

Bruce St, Dunfermline KY12 7AG



Approx. Gross Internal Floor Area 797 sq. ft / 74.00 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.