49 Mill Street
Dunfermline, KY12 9DQ
Fixed Price £72,000
DESCRIPTION
Charming ground floor garden flat situated in the heart of town, a short walk to Tesco and all local amenities at your fingertips. This traditional property is well presented, ideally suiting first time buyers, couples and investors. The accommodation briefly comprises entrance hall with storage, lounge, double bedroom, fitted John Lewis kitchen (2014) leading to sun room/utility and door to private gardens. Bathroom with electric shower. Early entry is available and the property benefits from electric heating which is economical and double glazing. Attractive gardens ideal in the summer months with unspoilt woodland backdrop. Essential Viewing. EPC RATING E.

- Entrance Storage
- Lounge
- Double Bedroom
- John Lewis Kitchen
- Sun Room/Utility
- Bathroom
- Garden EH DG
- EPC RATING E
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 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 Road 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 City. 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.

MEASUREMENTS
LOUNGE - 12'2 X 9'10
KITCHEN - 7'7 X 5'7
BEDROOM - 15'5 X 9'2
BATHROOM - 8'2 X 4'11

EXTRAS INC. IN SALE
All floor coverings, blinds, bathroom and light fittings together with integrated appliances. Furniture can be included.

VIEWINGS
All viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS
From Dunfermline town centre head west via Carnegie Drive and at the second set of traffic lights turn right veering left past Tesco onto Mill Street where the property is situated on the left hand side before the roundabout. A few steps down lead to No 49. The end of the row.

MORGANS PROPERTY PACKAGE
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. We are also Mortgage and Financial Advisers. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.
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 dimensions 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 © 2018

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.