



**44 Gardeners Street
Dunfermline KY12 0RN**

**Fixed Price
£65,000**

- Pvt Entrance / Vestibule
- Galley Kitchen
- Shower Room
- Shared Gardens
- Lounge
- Double Bedroom
- GCH & DG
- Central Location

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services, electrical and/or gas appliances have been checked and no warranty is given as to their condition. If there is any aspect of these particulars you wish clarified or that you find misleading, please contact us for further information.

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Morgans

*Solicitors, Estate Agents &
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LOCATION

The Royal Burgh of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegies Birthplace museum, the Abbey and Abbots house 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 Road Bridge 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 ways 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 station provides a regular service to Edinburgh with inter city links to other parts of the UK. There are regular and convenient bus services both local and national.

DESCRIPTION

Rarely available in today's market is this charming garden flat located on the upper floor with private entrance and accommodation which is offered in move-in condition. This particular property would ideally suit a first time buyer or couple. The property is stylish throughout and briefly comprises private entrance up through stone steps to private entrance vestibule, spacious lounge, double bedroom and galley kitchen. There is a separate shower room and the property has an attic with potential for conversion. The subjects benefit from gas central heating and double glazing and there are attractive shared gardens to the front and rear with drying green. Parking to the property is available on Albany Street where access can be gained from a communal pathway.

ENTRY

Entry to the property is gained via Albany Street or Gardeners Street leading to private stone stairwell.

ENTRANCE VESTIBULE

Through secure hardwood door into vestibule area with shower room off. Shelving, Radiator.

LOUNGE

4.55m(14'11") x 2.74m(9'0")

The lounge is rear facing with ample space for free standing furniture. Shelved recess. Ceiling coving. Laminate flooring. Radiator.



DOUBLE BEDROOM

4.55m(14'11") x 2.79m(9'2")

Good size double bedroom, front facing with original ceiling coving. Ample room for free standing furniture. Carpeted. Radiator.

GALLEY KITCHEN

4.62m(15'2") x 1.22m(4'0")

Galley style kitchen fitted with ample base and wall units with complementary worktops and partial splashback tiling. Integrated appliances include stainless steel sink with mixer tap plumbed for automatic washing machine, electric cooker and fridge freezer which are all included in sale price. Deep sill and window overlooking shared gardens and drying green. Track lighting.



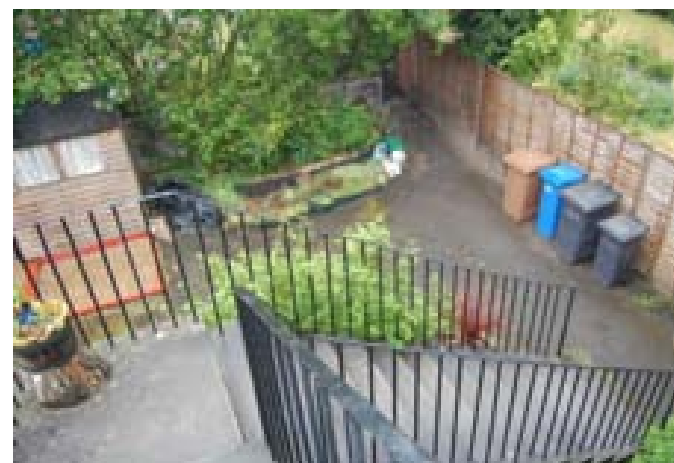
SHOWER ROOM

The shower room comprises white WC and wash hand basin with vinyl flooring throughout and tiling to splash areas. Separate cubicle tiled with shower off mains. Extractor fan. Towel radiator. Access to attic.



GARDENS AND GROUNDS

There are attractive and well maintained gardens to the front and rear of the property. The rear gardens comprise mature shrubs, plants and herbaceous borders with seating area. Pathway leading to Albany Street and Gardeners Street. There is a shared drying green with drying poles.



EXTRAS INCL. IN SALE PRICE

All floor coverings, blinds, light fittings, integrated appliances, washing machine, fridge freezer and double wardrobes.



VIEWING

By appointment with Morgans telephone 01383 620222 or ESPC on Saturday afternoons and Sunday on 01383 605000

TRAVEL DIRECTIONS

From Sinclair Gardens roundabout in the City Centre head north via Townhill Road passing the Police Station on your left hand side. There are two options regarding parking, the first left takes you into Gardeners Street where there is a communal pathway leading to the property. The second option is to take the second turning on the left into Albany Street following the road along you will see a communal path on your left hand side which again directs you to this upper flat. The property is signposted with our "For Sale" Board.

MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service, full legal service and independent mortgage advice. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.

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