



Morgans

PROPERTY

90 Garvock Hill, Dunfermline, KY12 7RN

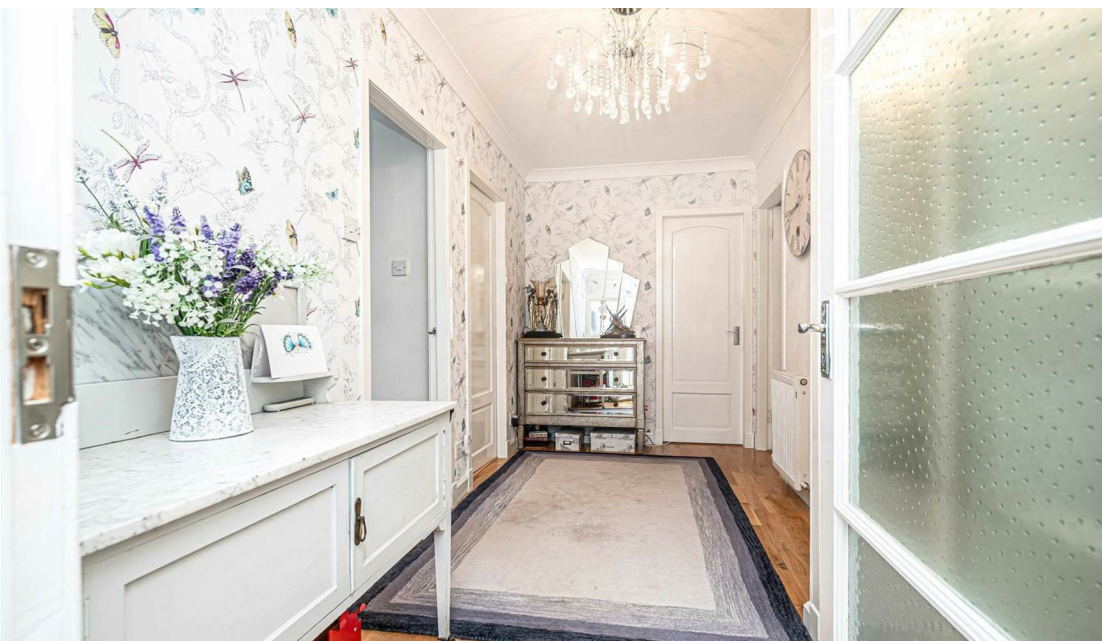
Fixed Price £345,000







Charming detached bungalow with conversion to the upper level providing an additional two double bedrooms and bathroom with office room. The property is situated in one of Dunfermline's most sought after locations and ideally placed for motorway network, schooling and local amenities. The gardens are fully enclosed and private providing a child and pet safe environment with driveway leading to single garage. They are well maintained with a bright sunny aspect and feature patio with fixed pergola and cover, an ideal home for entertaining with the benefit of a lovely summerhouse and shed combined. The subjects are well presented and briefly comprise entrance vestibule leading to reception hall, lounge, fitted kitchen, dining room, two double bedrooms and bathroom with overhead shower with additional electric shower. On the upper level there are two further bedrooms with office/storage room and further bathroom. Good storage throughout. The property is double glazed with gas central heating.





LOCATION

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 within walking distance 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 /AGENTS NOTE

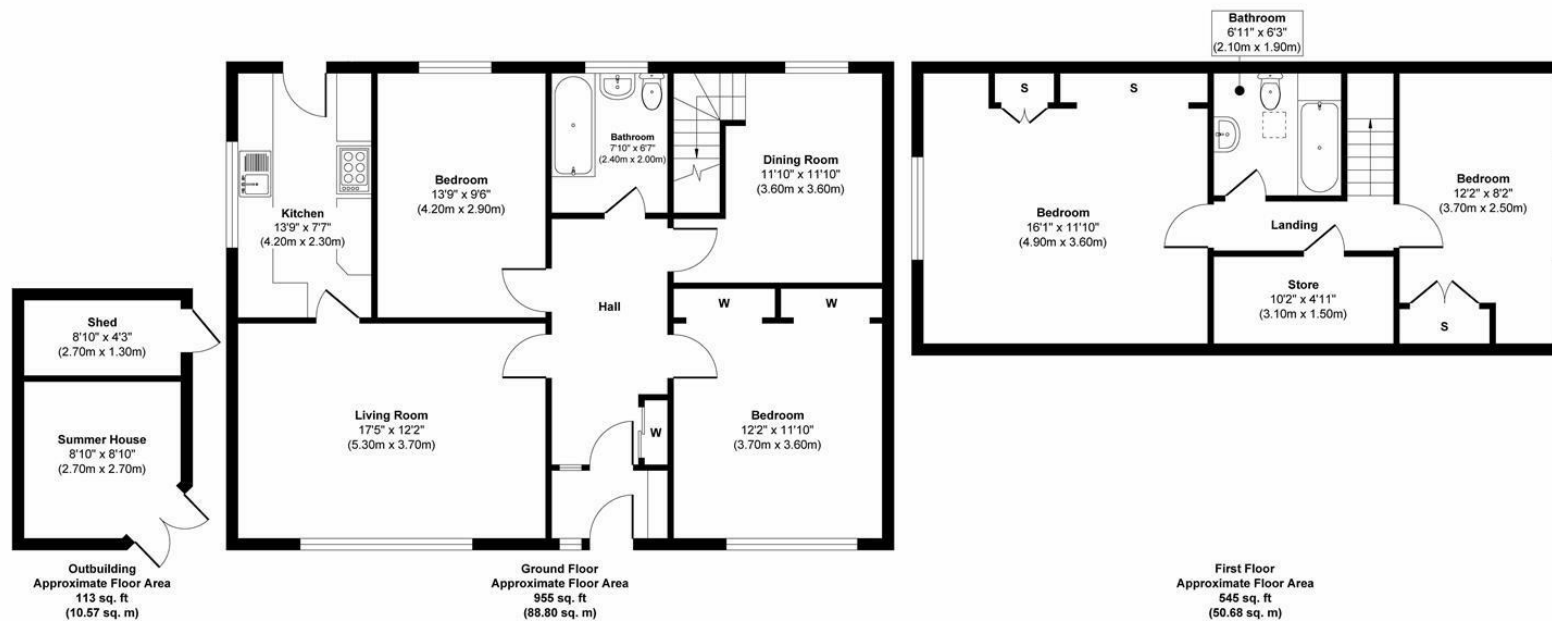
All floor coverings, blinds, bathroom and light fittings together with integrated appliances, summerhouse, garden shed and separate storage shed.

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.





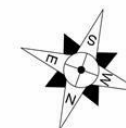




9AM MEDIA

Approx. Gross Internal Floor Area 1613 sq. ft / 150.05 sq. m (Including Outbuilding)

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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PROTECTED

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.