



Morgans

PROPERTY

202 Rumblingwell, Dunfermline, KY12 9AT

Offers In The Region £269,000



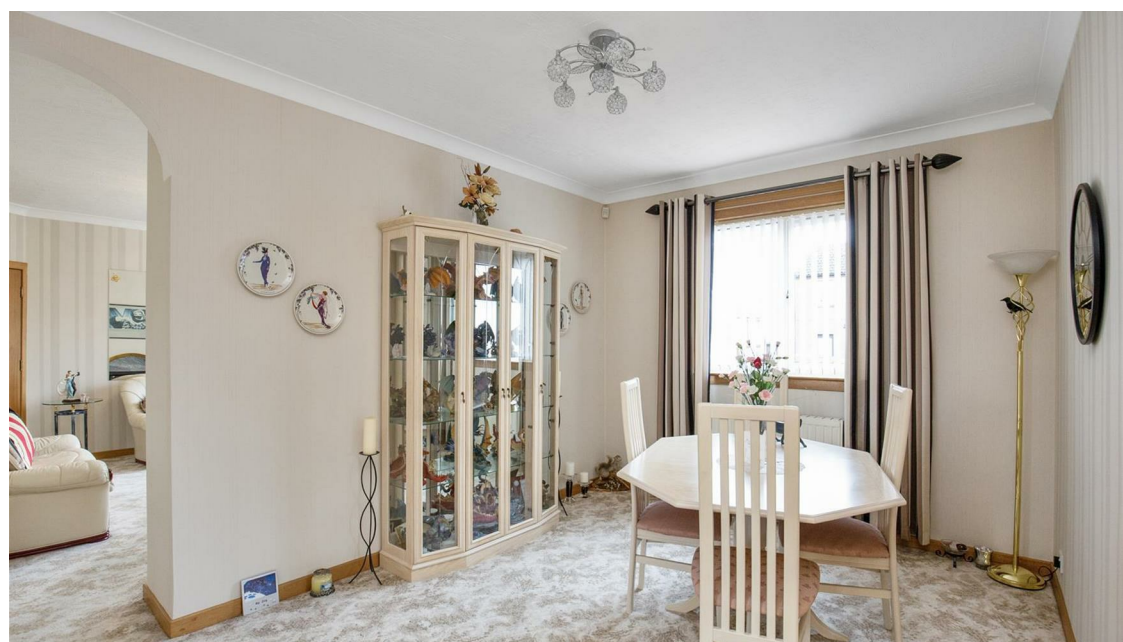








Rarely available is this generous detached bungalow with the opportunity to extend or indeed convert the attic space to make this a larger dwelling for families. The property is a bespoke build, circa 1960, and could easily be turned back into a three bedroom home if required. The accommodation is well presented with lovely gardens and grounds with feature pond. There is parking for several vehicles with detached floored garage with power and light. The property briefly comprises entrance vestibule, reception hall, lounge real coal fire, dining room, stylish fitted kitchen with induction hob and built in ovens, two double bedrooms with generous walk in dressing room and fitted wardrobes, together with family bathroom. Access to attic providing excellent storage. The gardens are well maintained with mature shrubs, plants and trees surrounding. Custom made pergola providing an idyllic setting with privacy. The gardens are fully enclosed offering a child and pet safe environment. There is double glazing and gas central heating throughout. Early entry available.







## LOCATION

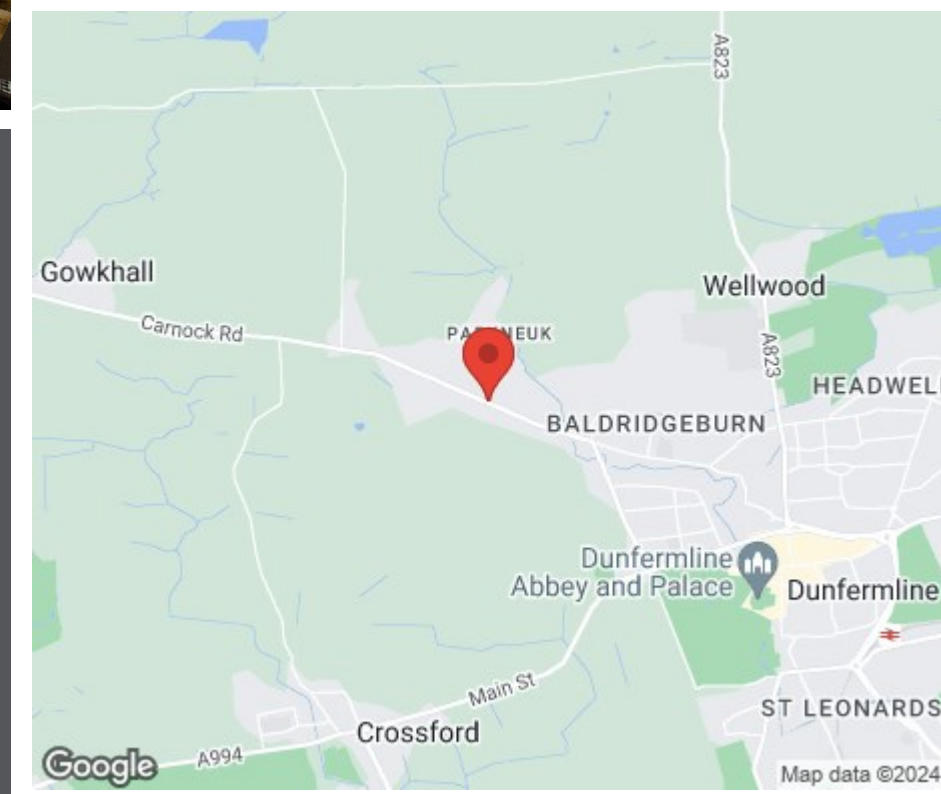
The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace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

## EXTRAS INC. IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances and pool table in attic if required.

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.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists.







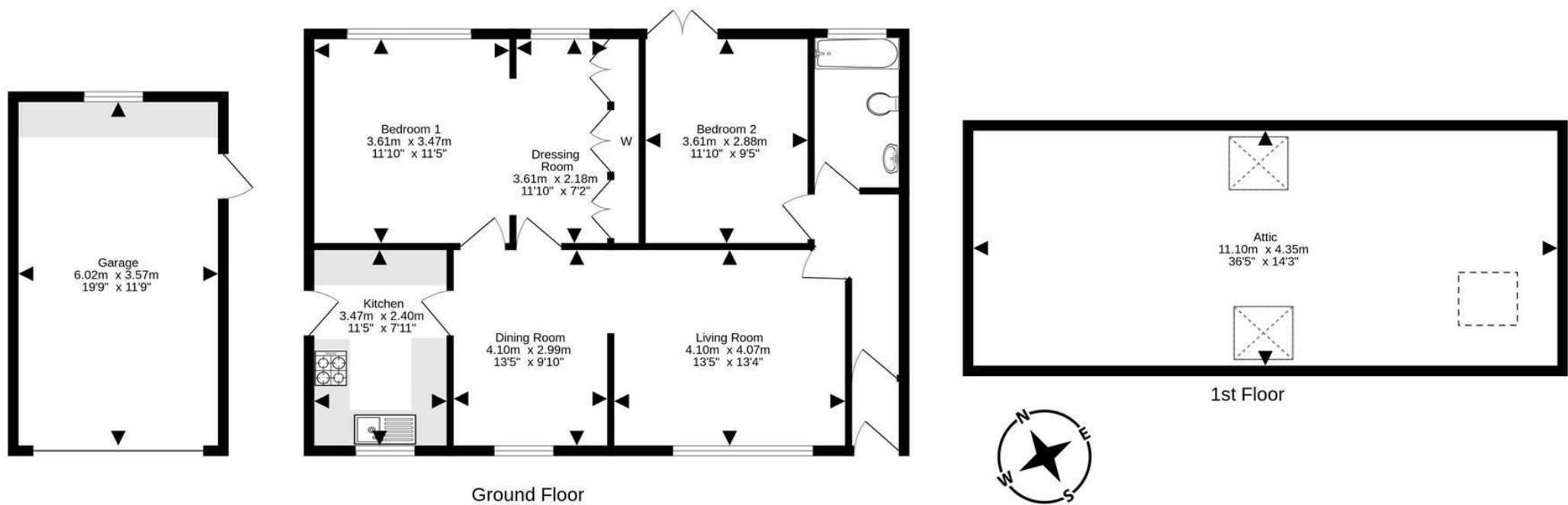












For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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AGENTS NOTE These particulars do not form part of any contract 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.