



Morgans

PROPERTY

1c Cherry Bank, Dunfermline, KY12 7RG

Offers In The Region £225,000











We are delighted to be marketing this executive detached villa, quietly tucked away off the main road within private cul-de-sac in the ever popular Garvock area of Dunfermline. The accommodation is well presented and a credit to the present owner. The property briefly comprises entrance porch and hallway, three bedrooms, shower room and utility room on the ground floor. On the upper floor is the lounge with enclosed balcony, breakfasting kitchen and master bedroom with newly fitted en-suite. The property is double glazed with gas central heating. Driveway to the front of property and fully enclosed garden to the rear providing a child and pet safe environment. Essential viewing.







## LOCATION

The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honours competition to celebrate Queen Elizabeth's platinum jubilee. The honour was officially conferred by King Charles in a ceremony in Dunfermline city chambers on 3rd October 2022. The Royal Burgh is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House also 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 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, Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. Dunfermline benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern city. The local railway stations provide regular services to Edinburgh with rail links to other parts of the UK. There are also regular and convenient bus services both local and national with bus stations available in the centre of Dunfermline and park and ride services available from Halbeath and Inverkeithing.

## EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

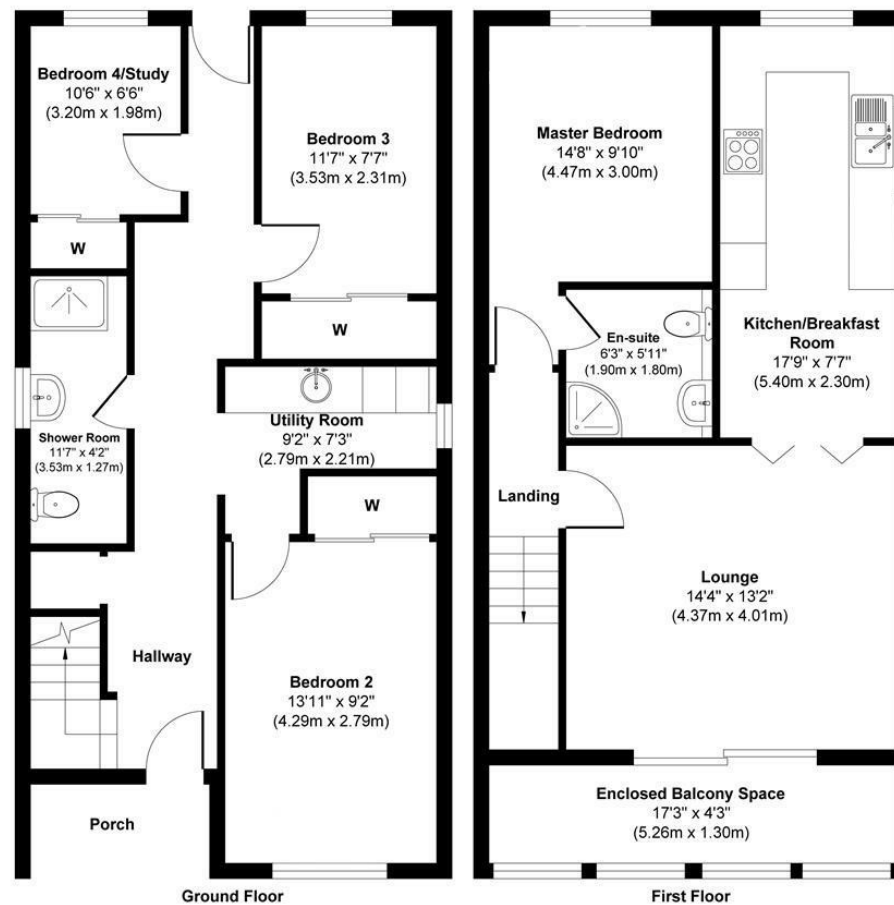
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.











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