



**Morgans**

PROPERTY

180 Halbeath Road, Dunfermline, KY11 4LB

Offers Over £430,000







Rarely available in todays market is the opportunity to purchase this traditional detached dwelling house set within an extensive plot with private gardens making an ideal family home retaining many period features. This highly desirable property is a short walk to the train station and is superb for any commuter to Edinburgh and the central belt, good catchment for local schools and all local amenities. The accommodation briefly comprises entrance vestibule, reception hall, lounge, dining room, sitting room, breakfasting kitchen, sun room, bedroom and shower room on the ground floor. On the first floor three further bedrooms, study area and shower room. On the lower floor there is a utility area, workshop and excellent storage throughout and further benefiting from a CCTV security system. Set within the garden is a fabulous summer house with sitting room, bedroom, kitchenette and mezzanine level ideal for al fresco entertaining, two detached double garages, driveway and parking area for several vehicles .The property is double glazed with gas central heating.





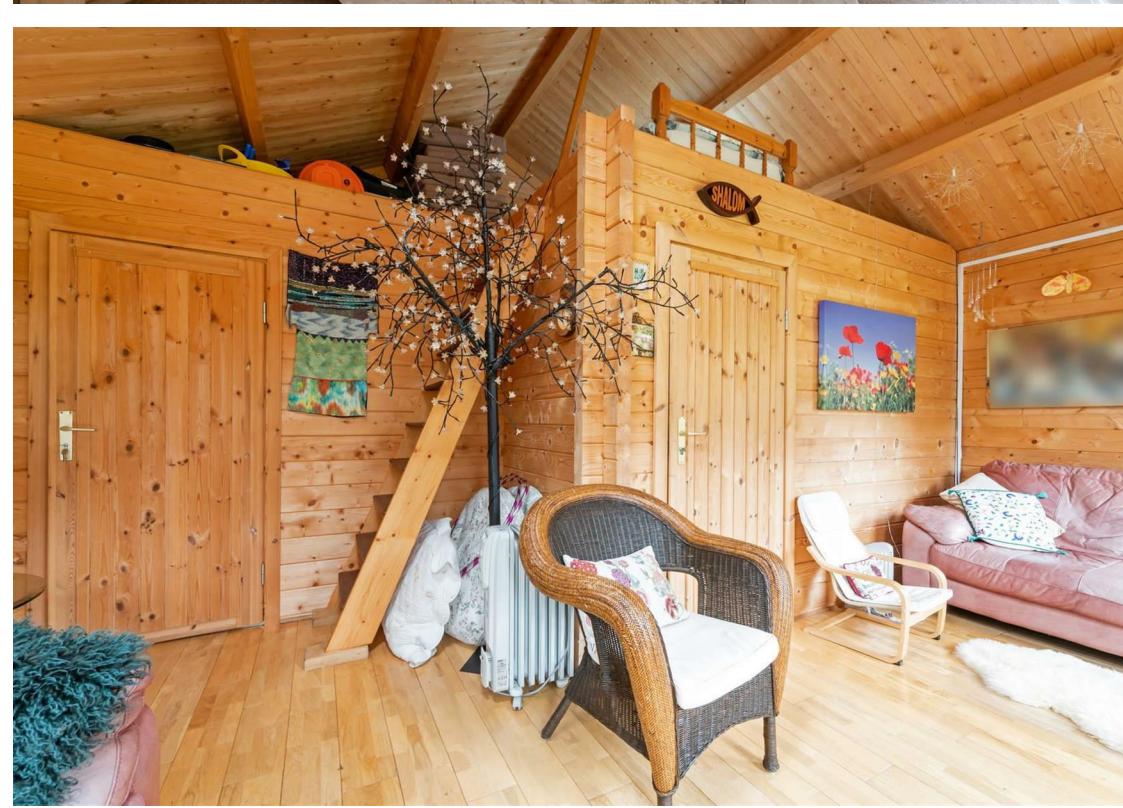
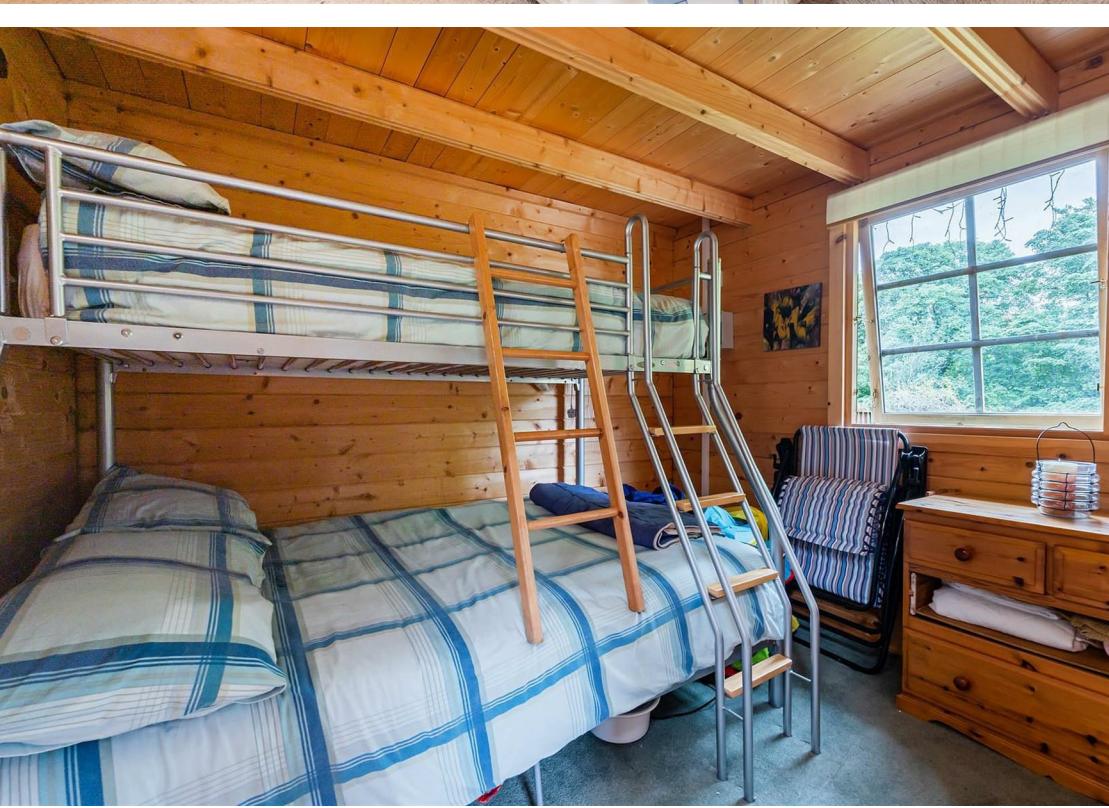
## LOCATION

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 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

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











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)  
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