



**Morgans**

**PROPERTY**

30 Garvoch Hill  
Dunfermline, KY12 7UU

**Offers Over £490,000**



## DESCRIPTION

We are delighted to be marketing this fabulous traditional Edwardian home circa 1910, which is enviably situated on the prestigious Garvoch Hill amidst sprawling and well established gardens and grounds an ideal haven for families. This substantial family home offers a wealth of period features including original cornicing, ceiling rose, original fireplaces, panelling and stained glass windows (not original) to name but a few. There are lovely views from the upper apartments over town and beyond. The subjects briefly comprise entrance vestibule, reception hall, living room, sitting room, dining room, dining kitchen and shower room. Rear vestibule/hall leads to utility room and w.c facilities with additional door to front gardens. On the first floor there are four double bedrooms with family bathroom. On the top floor there is flexible accommodation with a further double bedroom or office with separate large attic/storage areas. Detached single garage and parking with ample on street visitors parking. The grounds are beautifully maintained, fully stocked with mature shrubs, plants and trees providing an idyllic setting and a child and pet safe environment. The property is double glazed with gas central heating throughout. EPC RATING E.





## LOCATION

The Royal Burgh 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 town, 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 associated with a modern town. 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.

## MEASUREMENTS

LIVING ROOM - 13'2 X 12'2

SITTING ROOM - 16'5 X 11'6

DINING ROOM - 16'5 X 13'2

DINING KITCHEN - 13'2 X 9'10

UTILITY - 8'3 X 8'3

WC - 4'11 X 5'3

SHOWER ROOM - 7'6 X 6'7

BEDROOM 1 - 16'5 X 14'1

BEDROOM 2 - 17'5 X 12'2

BEDROOM 3 - 14'1 X 12'2

BEDROOM 4 - 14'9 X 12'2

BATHROOM - 11'6 X 5'11

BEDROOM 5 - 17'5 x 15'5

ATTIC 1 - 13'2 X 12'6

ATTIC 2 - 23'0 x 14'1

## EXTRAS INC. IN SALE

All floor coverings, blinds, curtains, bathroom and light fittings together with integrated appliances and all white goods.

## VIEWINGS

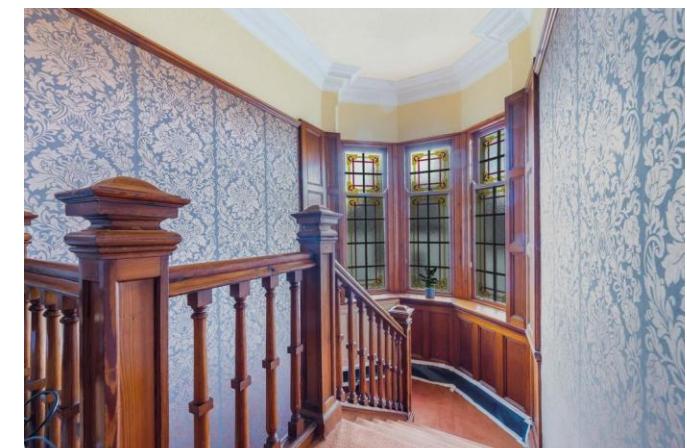
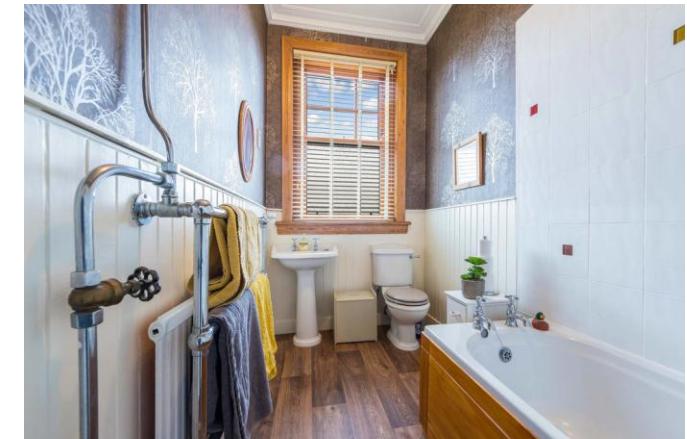
All viewings by appointment via Morgans on 01383 620222.

## TRAVEL DIRECTIONS

Using Google Maps, enter the property postcode KY12 7UU and follow the directions. Number 30 will be indicated by our For Sale Board.

## MORGANS PROPERTY PACKAGE

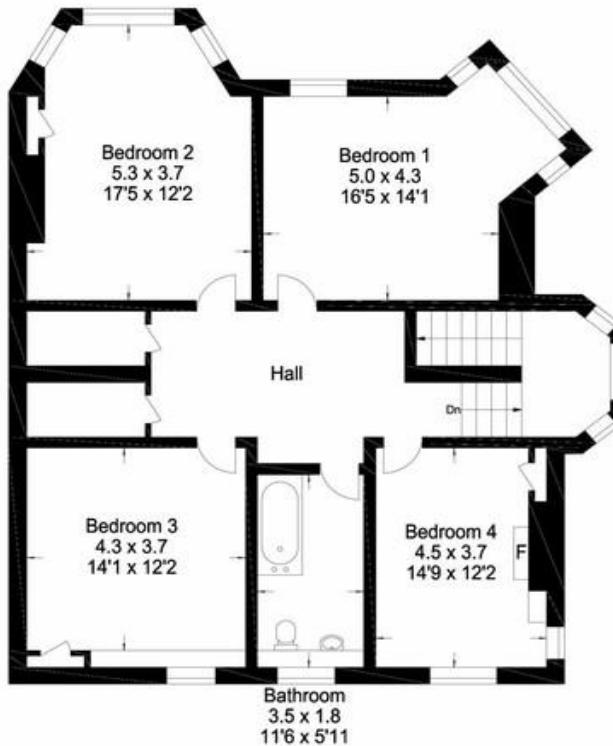
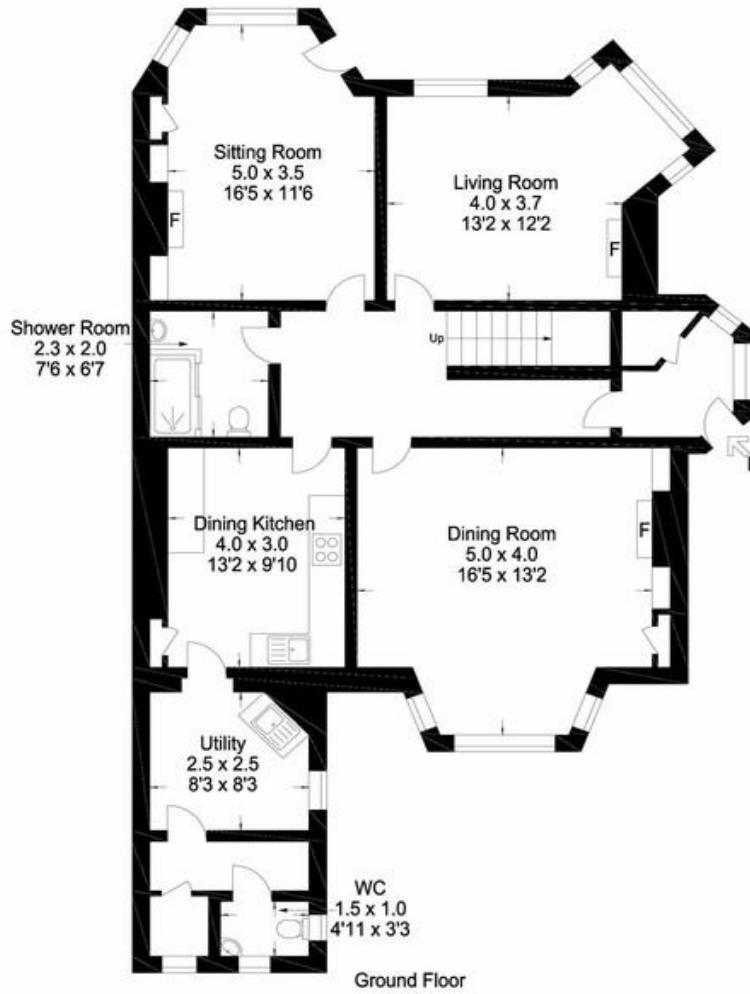
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222 or Kinross Office on 01577 863424.











 **VistaBee**  
DIGITAL CONTENT CREATION

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 dimension 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)  
VistaBee 2021

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.