



Morgans

PROPERTY

152A Halbeath Road, Dunfermline, KY11 4LB

Fixed Price £335,000



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Absolutely beautiful and generously proportioned detached bungalow offering excellent flexible accommodation with staircase to an upper level and further large public room. Finished to the highest of standards with quality fixtures and fittings throughout and in excellent decorative order, this home is offered in move in condition and a credit to the present owners. The subjects could be extended further and is enviably positioned with direct access to adjoining field for walking and outdoor activities. The accommodation briefly comprises entrance vestibule, reception hallway, front facing lounge with bay window, dining room with bay or could be further double bedroom, stylish breakfasting kitchen, two further bedrooms, shower room and rear vestibule leading out to gardens. A feature spiral staircase leads to spacious upper level and flexible family room/bedroom or office with under eave storage. There are stunning mature landscaped gardens to the front and rear providing a child and pet safe environment. The grounds are mature and well stocked with trees, shrubs and plants surrounding providing an idyllic haven and fabulous outdoor space with seating and patio areas. Ample space to build outdoor office or outbuildings. Monobloc driveway gives access for several vehicles and attached garage with power and light. The property is double glazed with gas central heating.





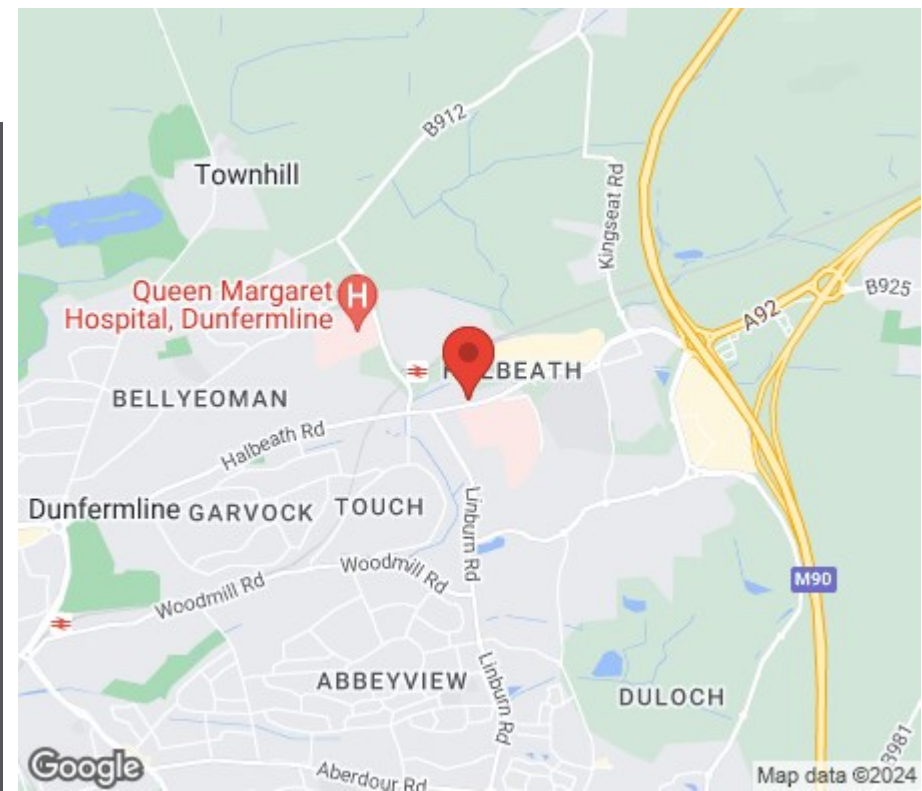
LOCATION

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.

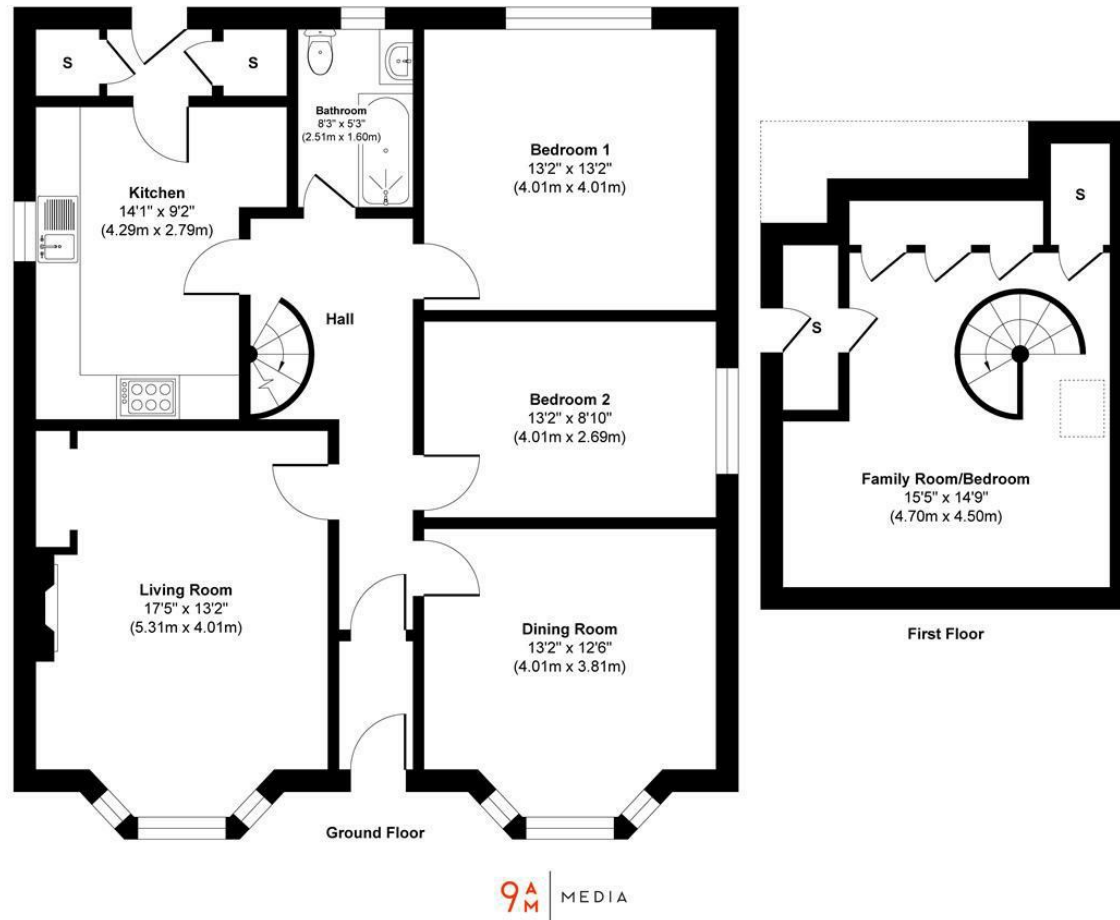
EXTRAS INC. IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and some 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. The owner will not warrant the working order of the fixtures and fittings or appliances which are included in the sale price.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



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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.