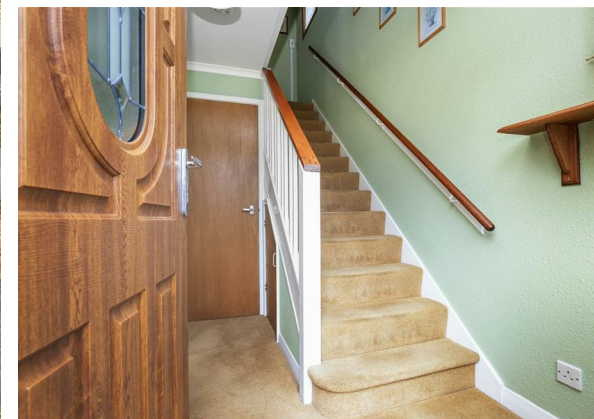




Morgans

PROPERTY

22 Broom Grove, Dunfermline, KY11 8QZ

Offers Over £160,000







CLOSING DATE SET FOR WEDNESDAY 10TH JULY 2024 @ 12 NOON - Excellent starter home in the ever popular Pitcorthie Estate south of Dunfermline. The property requires some upgrading and would be ideal for couples or a growing family. There is excellent outdoor space with private rear gardens fully enclosed providing a child and pet safe environment with double driveway and ample visitors parking. The property is located in a quiet cul-de-sac with park adjacent. The subjects briefly comprise entrance vestibule, downstairs boxroom, ideal as an office. Lounge leading to dining kitchen and door to gardens. On the upper level there are two double bedrooms with good storage and modern shower room. Access to attic. The property is double glazed with gas central heating. 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

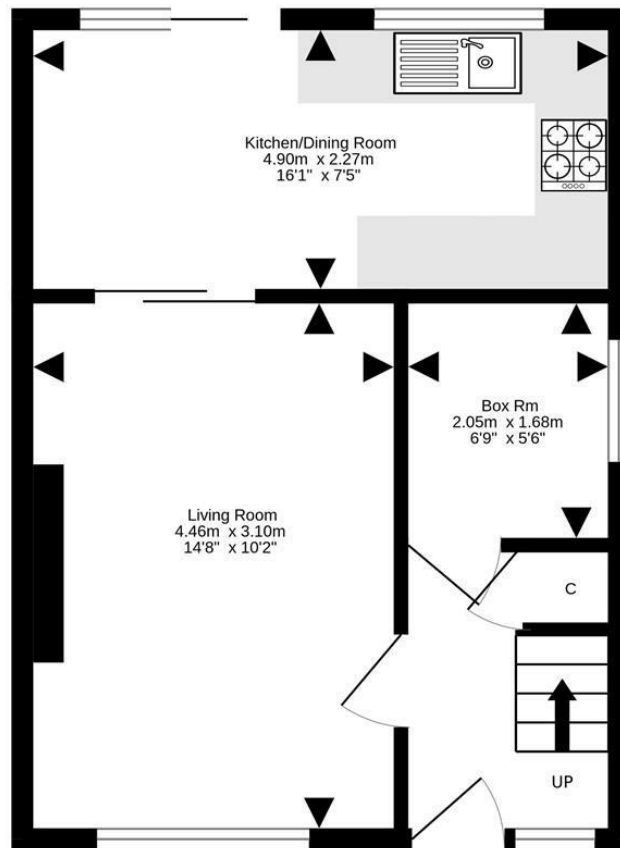
All furniture, floor coverings, blinds, bathroom and light fittings together with garden shed.

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 to the interlinked system installed in this property.

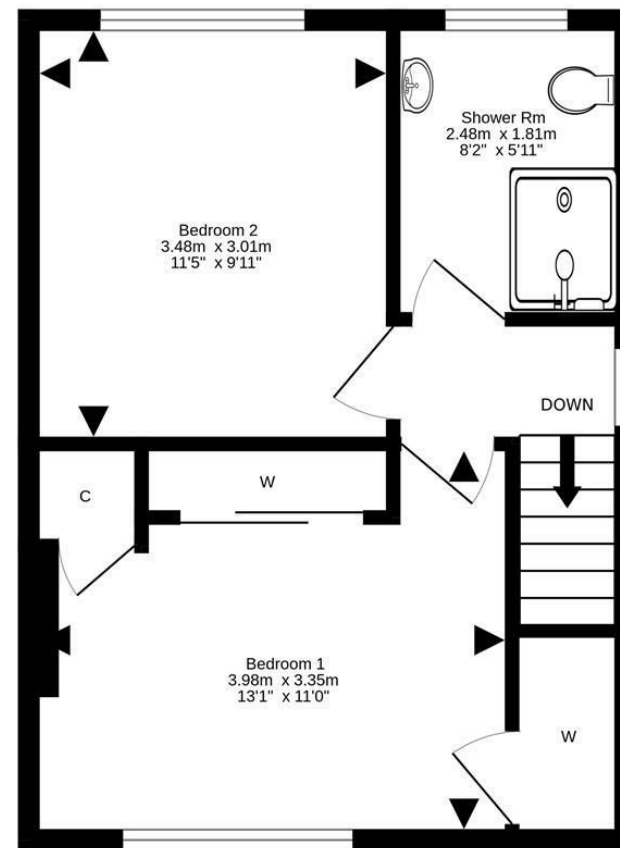








Ground Floor



1st Floor



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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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.