



**Morgans**

PROPERTY

65 Garvock Terrace, Dunfermline, KY12 7UP

Offers Over £250,000







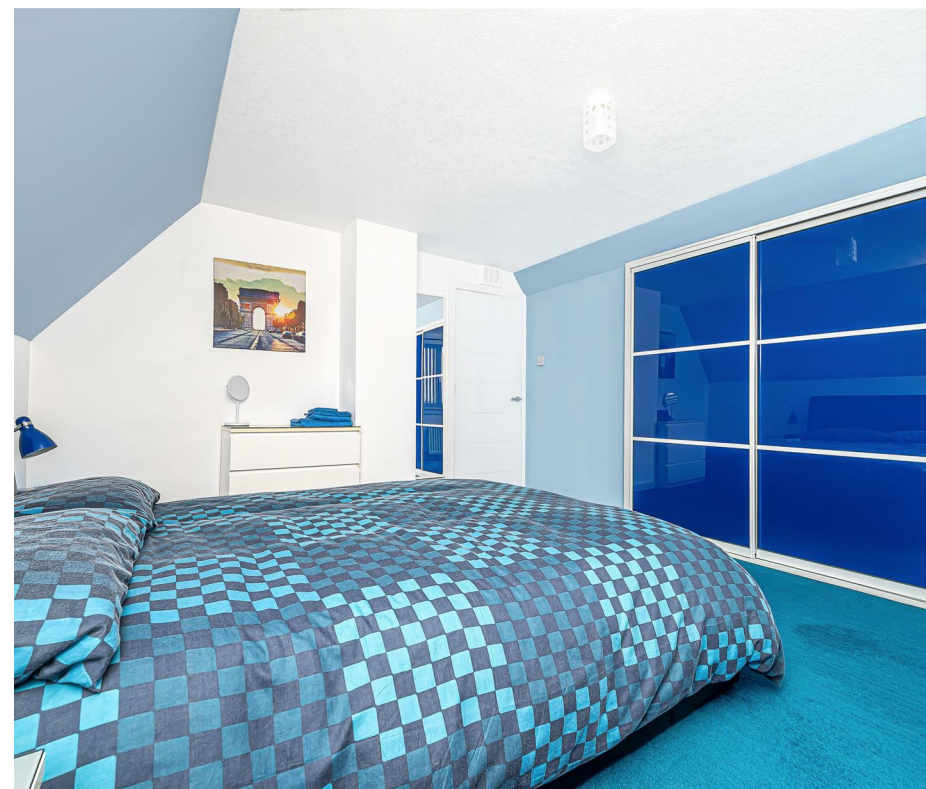




We are delighted to bring to the market this charming detached villa occupying a generous plot within sought after Garvock area. Schooling and all amenities within walking distance making this an excellent family home with flexible accommodation. There are landscaped gardens to the front and rear, easy to maintain and well established providing a child and pet safe environment together with privacy. The property benefits from a double driveway to the front and single garage to the rear. The subjects are a credit to the present owner and briefly comprise entrance vestibule and hallway, lounge, open plan kitchen and dining room (this could be converted back to create a third bedroom if required) and family bathroom on the ground floor. On the upper level there are two double bedrooms and shower room. Excellent storage throughout. 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 / 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 to the interlinked system installed in this property.





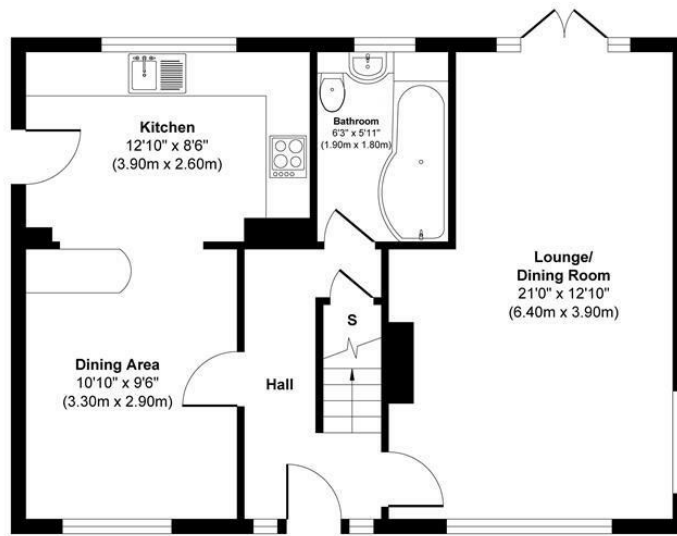




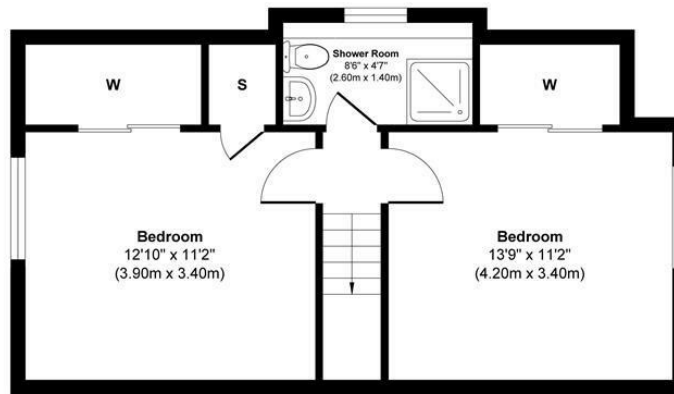








Ground Floor



First Floor



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