



Morgans

PROPERTY

22 Bannerman Street, Dunfermline, KY12 0NF

Fixed Price £249,950

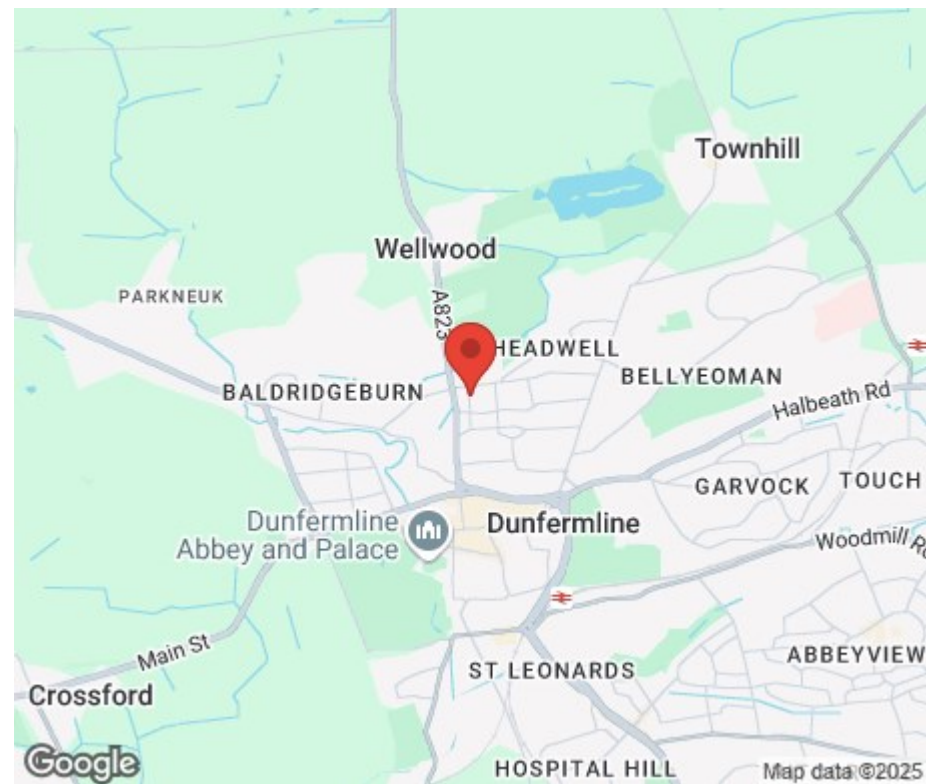






Well appointed within one of Dunfermline's sought after and well established areas is this fabulous semi detached villa occupying enviable plot with private gardens to front and rear and monobloc driveway for off street parking. The property is fully enclosed to the rear providing a child and pet safe environment with patio areas and a sunny aspect. The grounds are well maintained. The subjects are offered in move in condition and briefly comprise entrance hall, lounge to rear, dining room or fourth bedroom, fitted kitchen with door to gardens and w.c facilities. On the upper level there are three further double bedrooms, two with built in wardrobes, and modern shower room. Access to attic. The property is double glazed with gas central heating.





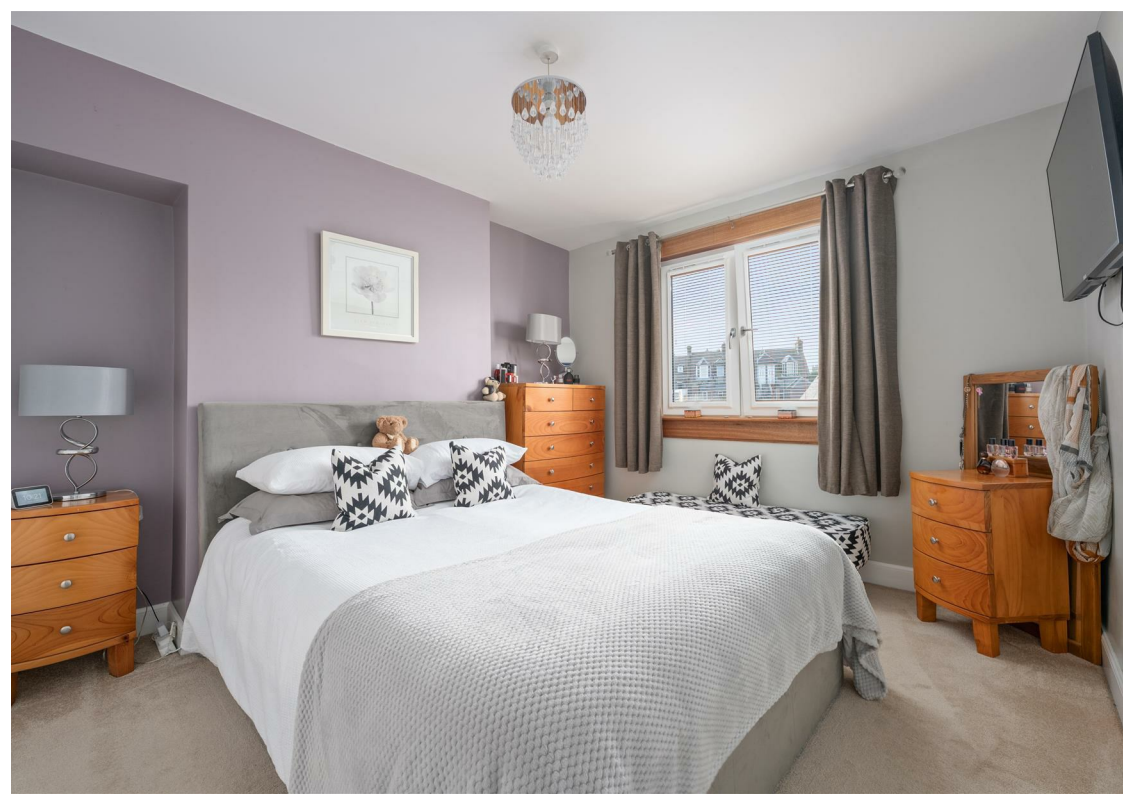
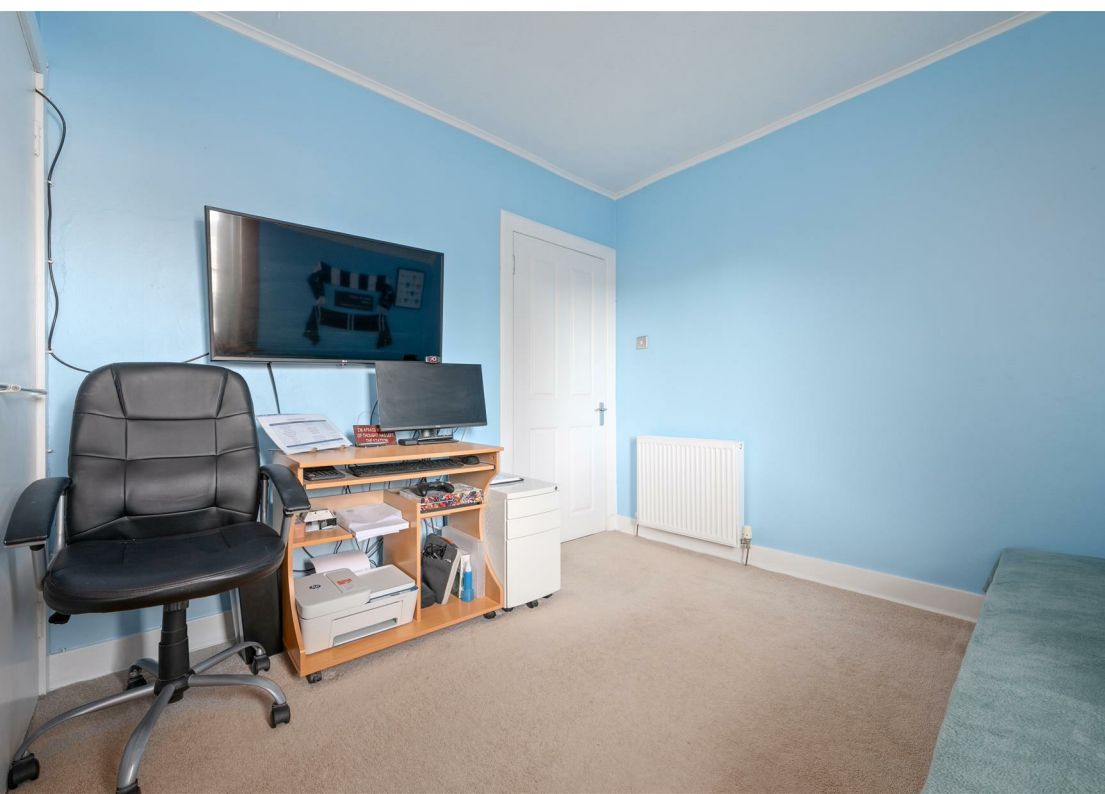
LOCATION

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 and 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.





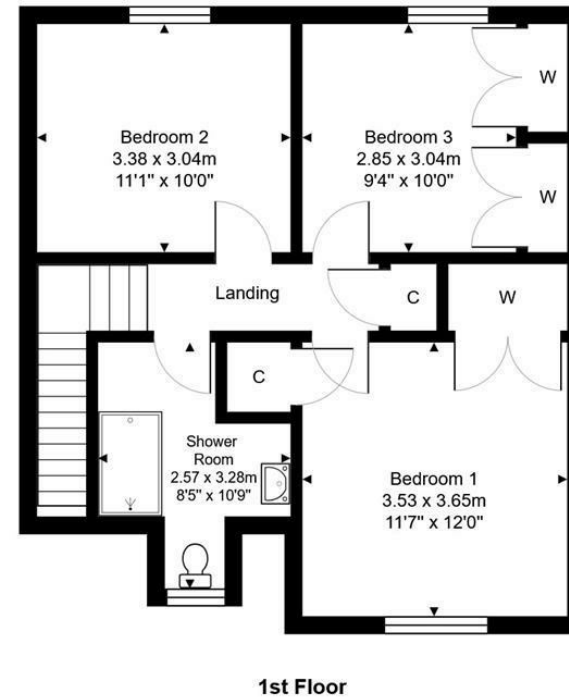


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Total Area: 108.8 m² ... 1172 ft²

All measurements are approximate and for display purposes only



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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.