



Morgans

PROPERTY

22 Foresters Lea Crescent, Dunfermline, KY12 7TE

Offers In The Region £225,000







CLOSING DATE FRIDAY 04 NOVEMBER 2022 @ 12 NOON Excellent family home in sought after area within Garvoe Hill. This well presented three bedroom villa is generous throughout and well maintained being offered in move in condition. The accommodation briefly comprises entrance hall, good storage, shower room and bedroom on the ground floor together with lounge and dining room and fitted kitchen. On the upper level there are two further double bedrooms with master en-suite. The driveway gives access for several vehicles and there are well maintained gardens to front and rear fully enclosed providing a child and pet safe environment. The subjects are double glazed with gas central heating.





LOCATION

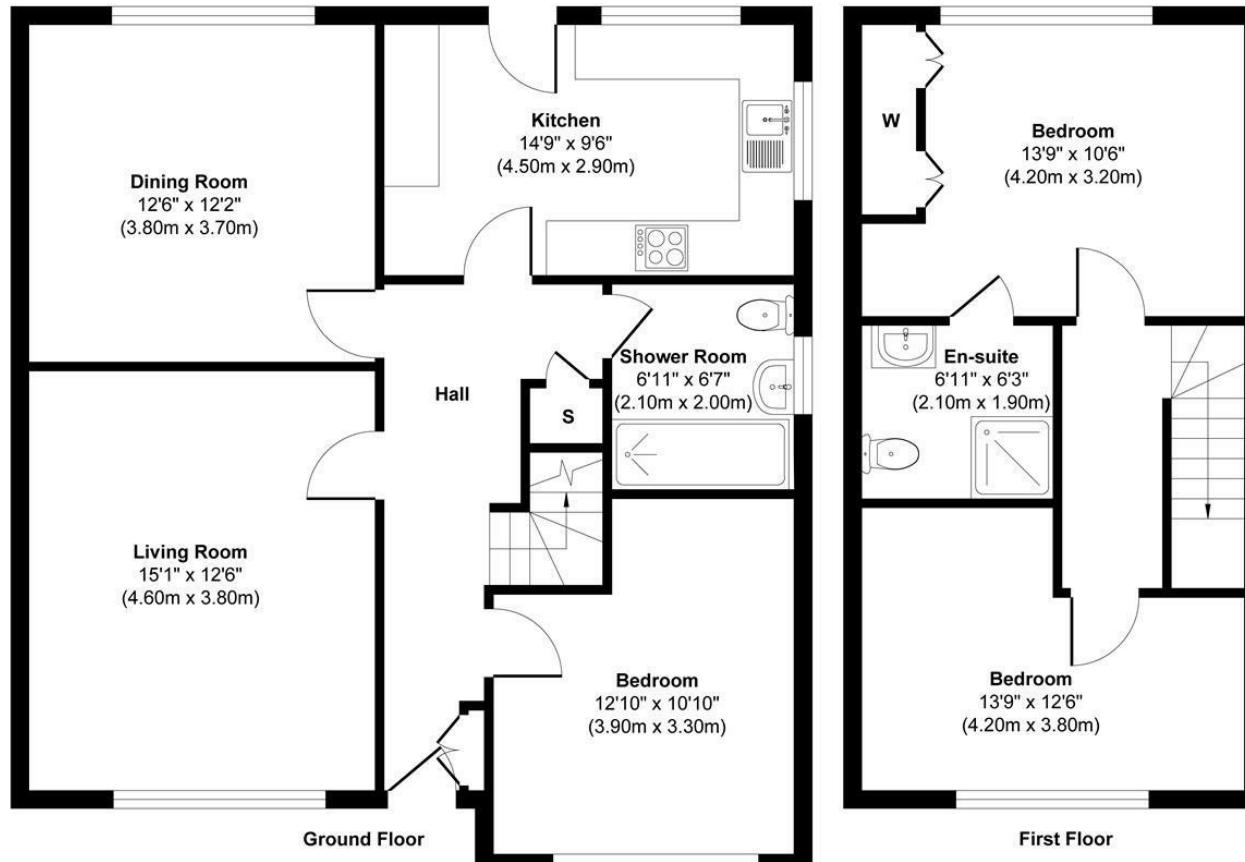
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace 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 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 or white goods.





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