



66 Queen Margaret Fauld, Dunfermline, KY12 0RL  
Offers Over £270,000

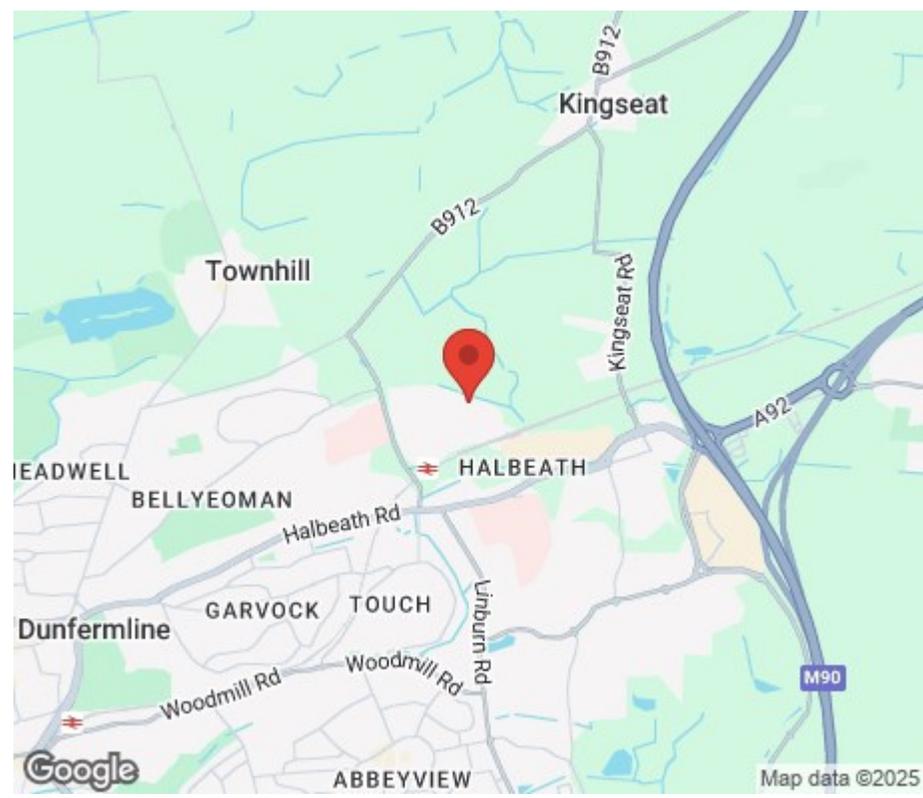






We are delighted to bring to the market this very smart and stylish two bedroom detached bungalow in the well established executive estate built by Thistle Homes. This particular home is cost efficient with low running costs and solar panels. The gardens and grounds are beautifully maintained and fully enclosed providing a child and pet safe environment with raised decking and summerhouse. An idyllic haven which is not overlooked providing a private setting. The accommodation is offered in move in condition and briefly comprises entrance vestibule, hallway, split level lounge area, modern breakfasting kitchen, two double bedrooms both with fitted wardrobes and stylish shower room. Access to attic. There is a monobloc driveway for several vehicles leading to detached single garage. The property is double glazed with gas central heating throughout.





## 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 summerhouse.

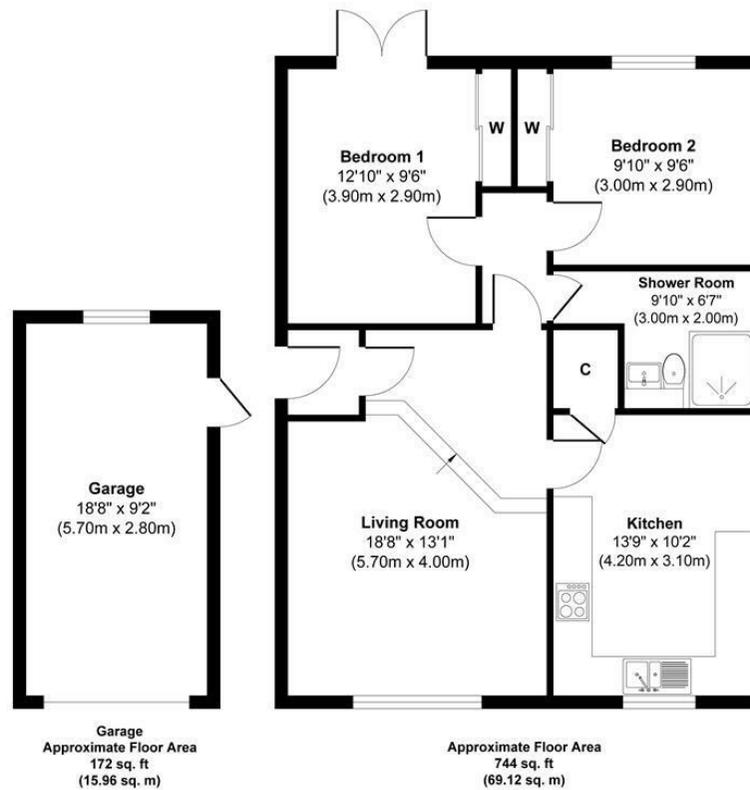
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given to the interlinked system installed in this property.







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Approx. Gross Internal Floor Area 916 sq. ft / 85.08 sq. m

Illustration for identification purposes only, measurements approximate, not to scale. Copyright



SOLICITORS | PROPERTY

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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.