



**Morgans**

PROPERTY

107 Garvoch Hill, Dunfermline, KY12 7RW

Offers Over £310,000







Charming extended detached villa spread over two levels in one of Dunfermline's most sought after locations. The property is ideally placed for motorway network, schooling and local amenities. The gardens are fully enclosed and private providing a child and pet safe environment with driveway leading to single garage. They are well maintained with a bright sunny aspect and patio area, an ideal home for entertaining. The subjects are stylish throughout with modern fixtures and fittings, they briefly comprise entrance porch, lounge, dining room, large office or fourth bedroom, double bedroom with bathroom off. Stylish fitted kitchen with separate utility room and external stairs down to garden. On the upper level there are two further double bedrooms with modern 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 and 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.











Approx. Gross Internal Floor Area 1558 sq. ft/144.88 sq. m (Including Garage)

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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