

**Morgans**

PROPERTY

13 Hailes Place, Dunfermline, KY12 7XJ

Offers Over £190,000











CLOSING DATE SET FOR FRIDAY 31ST JANUARY 2025 @ 12 NOON - We are delighted to bring to the market this superb semi detached villa situated in quiet cul-de sac within much sought after Garvock area of the city with all schooling and local amenities a short walk away. The property is a credit to the present owners, having been upgraded and completely modernised throughout and offered in pristine move in condition. The subjects benefit from private gardens to the front and rear, fully enclosed providing a child and pet safe environment. The accommodation briefly comprises entrance vestibule, front facing lounge with picture window and modern dining kitchen with integrated appliances. On the upper level there are two double bedrooms with good storage and stylish shower room. Lovely views over the city towards the Forth Bridges and Pentlands. Access to attic. The gardens are well maintained with driveway giving access for several vehicles leading to detached single garage with a fully automated electric door. 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 some light fittings together with integrated appliances, free-standing dishwasher and washing machine, light fitting in the kitchen is not part of the sale and will be replaced with a pendant. Shed at the back of the garage is included in the sale.

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.









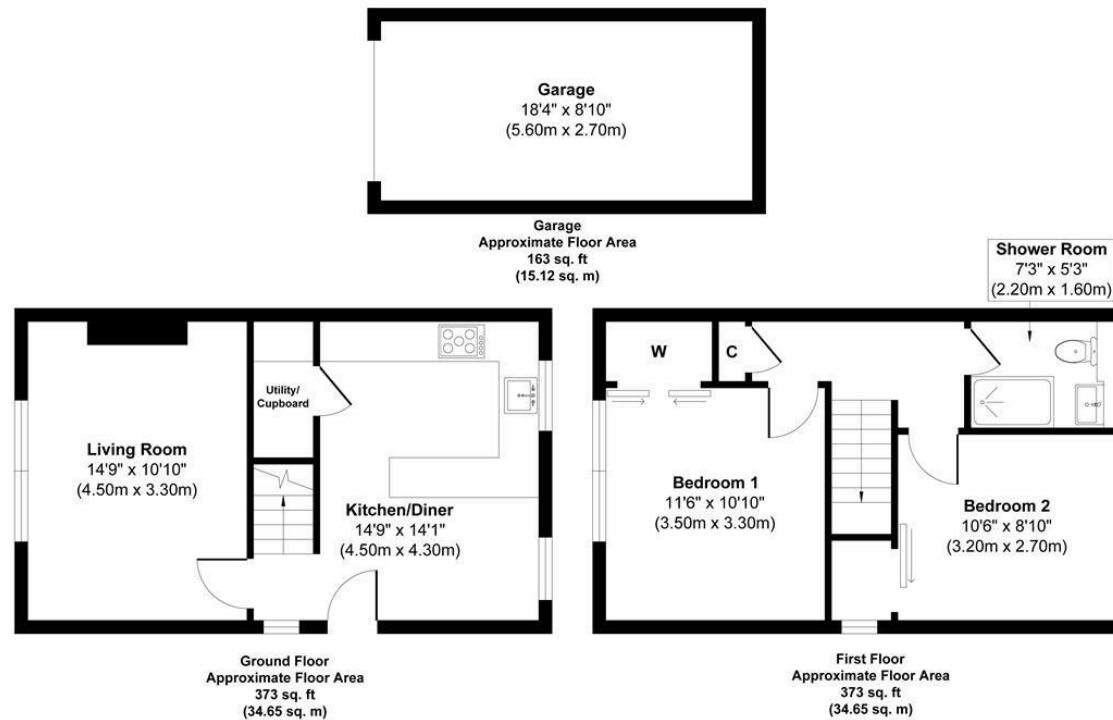








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Approx. Gross Internal Floor Area 909 sq. ft / 84.42 sq. m

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

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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.