

Morgans

PROPERTY

17 Robert Grove, Dunfermline, KY11 8NL

Offers Over £235,000







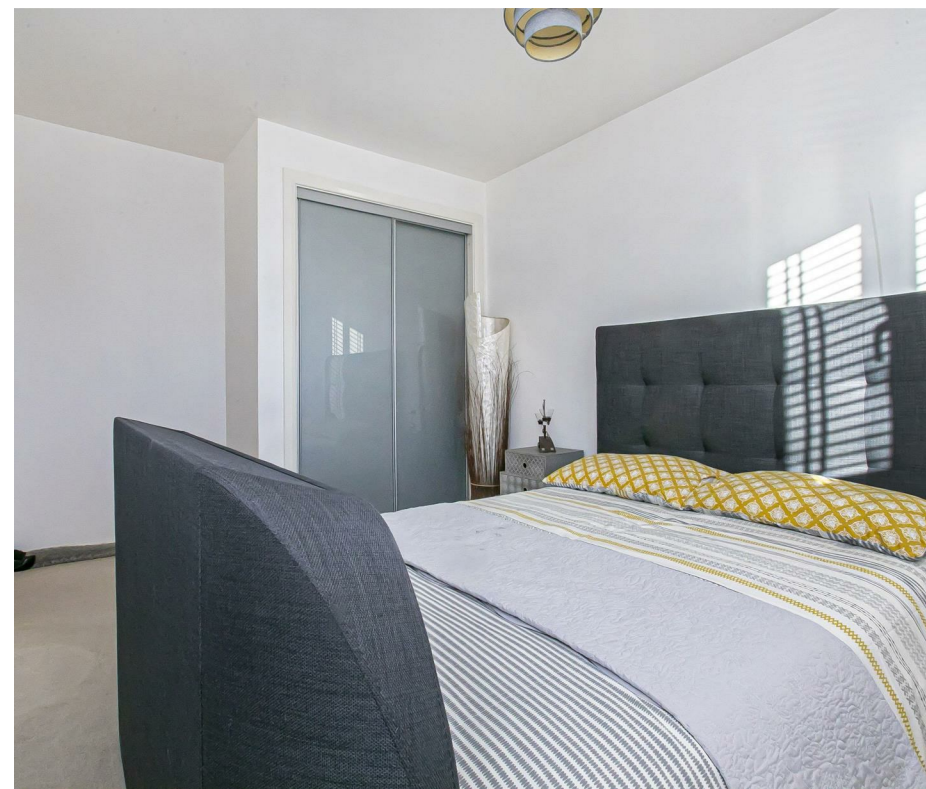




Excellent opportunity to acquire this stylish and contemporary end terraced townhouse situated in sought after residential area close to Tesco superstore, schooling and local amenities. The accommodation is beautifully presented and generously proportioned over three levels. The subjects comprise: entrance hallway, W.C, lounge, fitted breakfasting kitchen with French doors to fully enclosed landscaped gardens with secure gate to private residents parking and visitors parking. On the first floor there are two bedrooms both with fitted wardrobes and family bathroom. On the second floor is the master bedroom with fitted wardrobes and on trend en-suite facilities. The easy to maintain gardens are ideal and provide an idyllic setting providing a child and pet safe environment. They are paved with section of decking and planters. The property is double glazed with gas central heating. Essential Viewing.







## LOCATION

The ancient capital of Dunfermline won its bid to have official city status 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(Except Living room fan) together with 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 that any interlinked system has been installed in this property and interested parties should make their own enquiries.







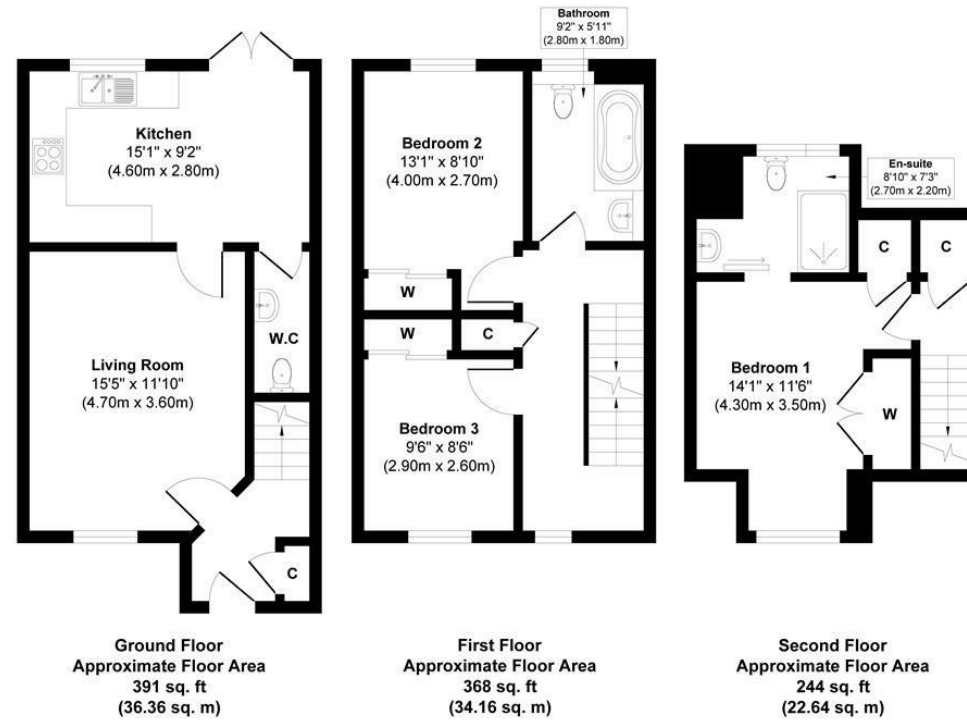








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Approx. Gross Internal Floor Area 1003 sq. ft / 93.16 sq. m

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.