



**Morgans**

PROPERTY

44 Scotland Drive, Dunfermline, KY12 7TD

Offers Over £210,000







CLOSING DATE SET FOR WEDNESDAY 22ND FEBRUARY 2023 @ 12 NOON - Excellent opportunity to acquire this deceptively spacious four bed semi detached villa in sought after Garvock. This family home is beautifully presented and the accommodation is spread over two levels. The outdoor space is lovely with landscaped gardens and terraced patio with feature glass balustrade and summerhouse. The gardens are fully enclosed providing a child and pet safe environment and easy to maintain. The accommodation briefly comprises entrance hall, downstairs shower room, good storage, lounge and dining kitchen. On the upper level there are four bedrooms with master en-suite with additional storage space. The monobloc driveway gives access for several vehicles and leads to single garage with store area. 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 light fittings together with fitted bedroom furniture included in master and 2nd bedroom. Garden shed and summerhouse also included in the sale.

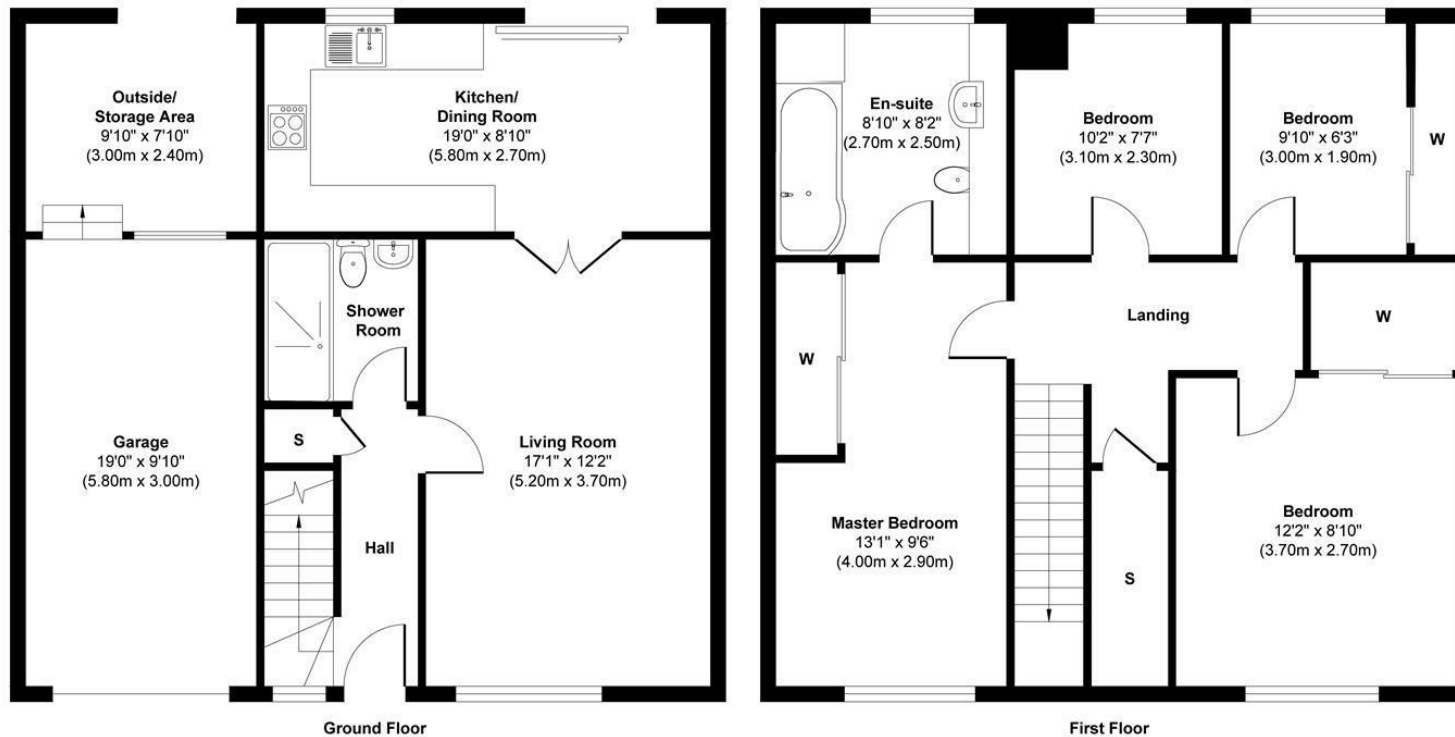
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested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