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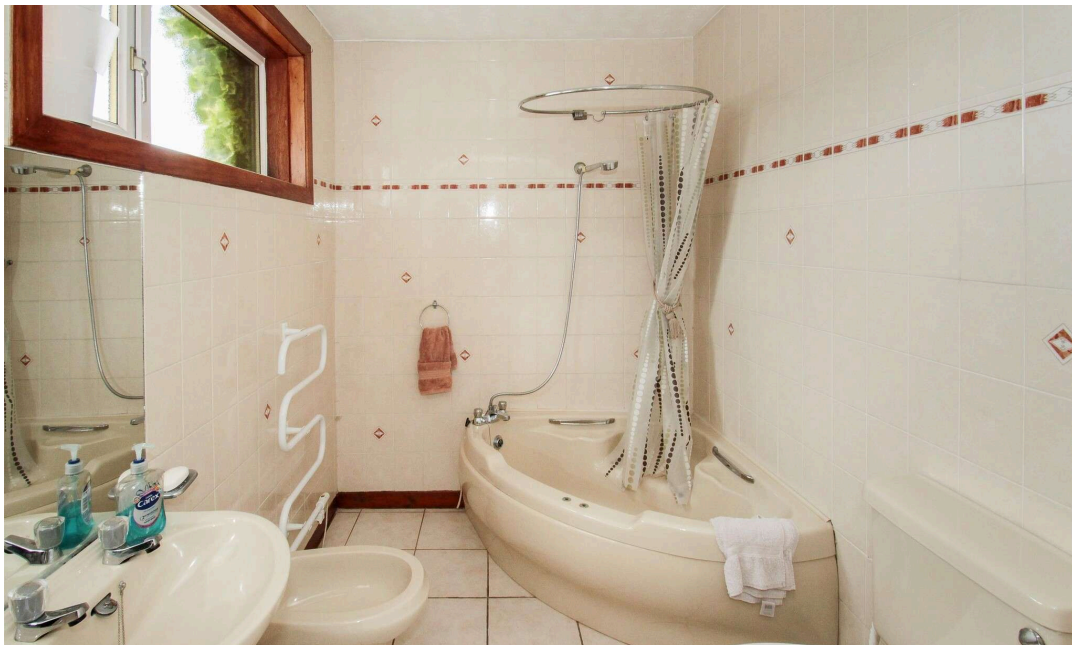
22 Scotland Drive, Dunfermline, KY12 7SY

Offers Over £250,000

Rarely available, a bright and spacious semi detached chalet bungalow located within small cul-de-sac setting close to city centre and railway station.

Accommodation comprises:-entrance vestibule, reception hallway, lounge, dining kitchen, two downstairs bedrooms, five piece bathroom, utility room, upper landing (with balcony access), two further double bedrooms and WC/cloaks. Worth highlighting is the large walk-on balcony to rear which offers superb southerly views. Gas central heating and double glazed windows are installed

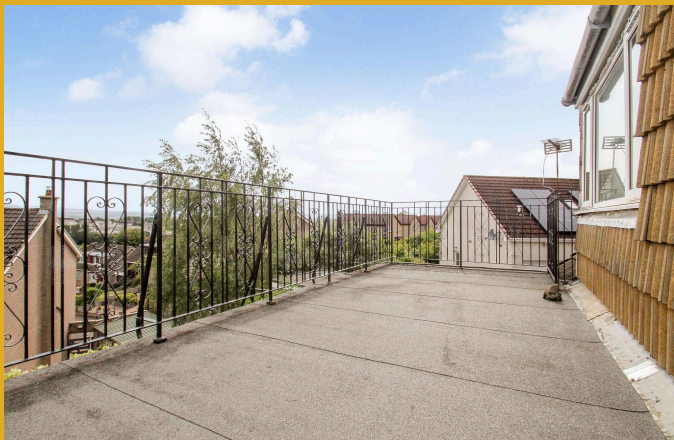




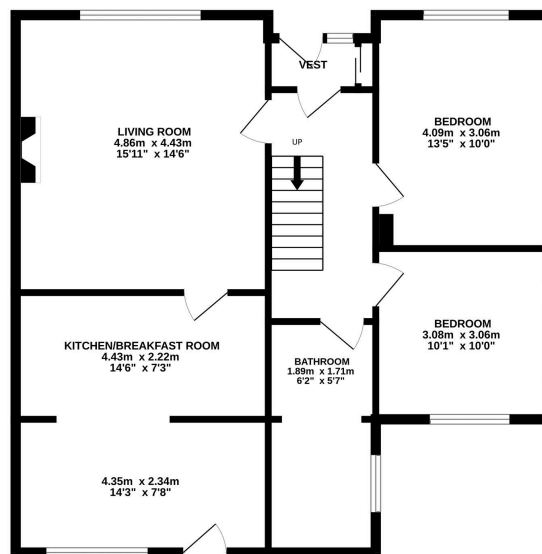
Gas central heating and double glazed windows are installed throughout. The property boasts excellent storage throughout and a flexible layout.

The mature garden grounds feature a host of flower beds, trees, generous lawn, drying facilities, south facing aspect to rear and useful cellar. A long driveway and garage to rear provide ample off street parking for several vehicles.

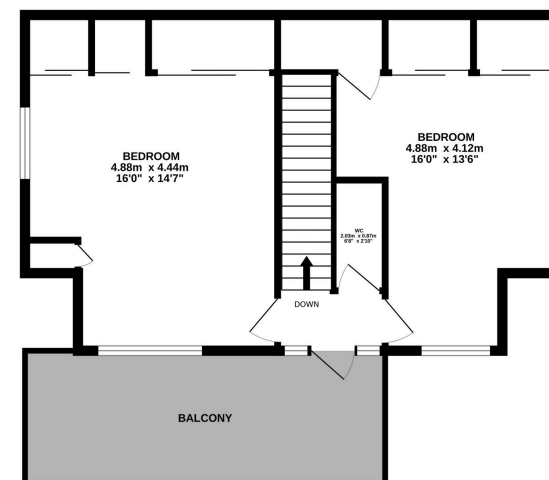




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Located off St Johns Drive/Garvock Hill, Scotland Drive forms part of the much sought after Garvock Hill district of Dunfermline, which is within walking distance of railway station, city centre, parks and primary and secondary schools. There is easy access to the M90 Motorway for travel both north and south and a regular bus service operates.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.



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An appointment to view can be made by contacting selling agents on 01383 721141.

[Contact us](#)

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