

99 GARVOCK HILL, DUNFERMLINE KY12 7RN

HARPER & STONE  
ESTATE & LETTING AGENTS





# 99 GARVOCK HILL

DUNFERMLINE, KY12 7RN

## PROPERTY FEATURES

- Beautifully presented 4 bedroom detached family home  
Circa 1957
- Ample storage throughout
- Modern kitchen with integrated appliances
- Conservatory
- Neutrally decorated throughout
- Private rear garden
- Detached single garage
- Driveway with parking for 2 vehicles

Harper & Stone are delighted to present 99 Garvock Hill to the open market. Nestled in the charming area of Garvock Hill, Dunfermline, this beautifully presented detached house offers a delightful blend of modern living and classic comfort. Spanning an impressive 126 square meters, the property boasts four generously proportioned bedrooms, making it an ideal family home.

Nestled on the charming Garvock Hill in Dunfermline, this delightful, detached home offers a perfect blend of comfort and space, ideal for family living. Built in 1957, the property boasts a generous 126 square meters of well-designed living space, providing ample room for both relaxation and entertainment. The home features two inviting reception rooms, perfect for hosting guests or enjoying quiet evenings with family. With four spacious bedrooms, there is plenty of room for everyone to unwind and enjoy their own personal space. The single bathroom is conveniently located, catering to the needs of the household.

One of the standout features of this property is the parking provision, accommodating up to two vehicles, which is a rare find in many areas. This added convenience ensures that you and your guests will never have to worry about parking.

The accommodation comprises:

Ground Floor: Entrance Vestibule, Hall, Lounge, front Dining Room (or 5th Bedroom), two Bedrooms, Kitchen with Conservatory off.  
Upper Floor: Landing and two Bedrooms (one with Dressing Room).

Entry to the property takes you into the Vestibule which in turn opens to the Hallway from where the lower accommodation flows. To the right is the Dining Room which could be used as a 5th bedroom if required. To the rear is the Lounge, a lovely light room with views over the back garden. The Kitchen is accessed from the lounge and is a highly functional space. A good selection of wall and base units provide ample storage. Integrated appliances include an induction hob, double oven, microwave, fridge freezer and washing machine. The Sunroom is accessed via patio doors at the back of the kitchen, a lovely area to relax and take in the surrounding views. French doors open to the back garden, bringing the outside in! Two of the bedrooms are cited on the ground floor with the front bedroom being utilised as a study/office ideal for remote working. Completing the lower living is the Family Bathroom comprising bath, over bath shower, vanity sink and WC.

Heading upstairs are 2 generous double bedrooms, both with ample storage by way of eaves space, cupboard and a walk in wardrobe.

Externally there are garden grounds to the front and rear. At the front the private driveway leads to the detached single garage, with the lawned area being bounded by a low rise wall. The rear garden is bounded by a combination of lawned area and a lovely patio ideal for outdoor entertaining.



# 99 GARVOCK HILL

The location on Garvock Hill offers a peaceful residential atmosphere while still being within easy reach of local amenities, schools, and transport links. This makes it an ideal choice for families or anyone looking to enjoy the tranquillity of suburban life without sacrificing accessibility.

In summary, this charming, detached house presents a wonderful opportunity for those seeking a spacious family home in a desirable area. With its generous living space, ample parking, and convenient location, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

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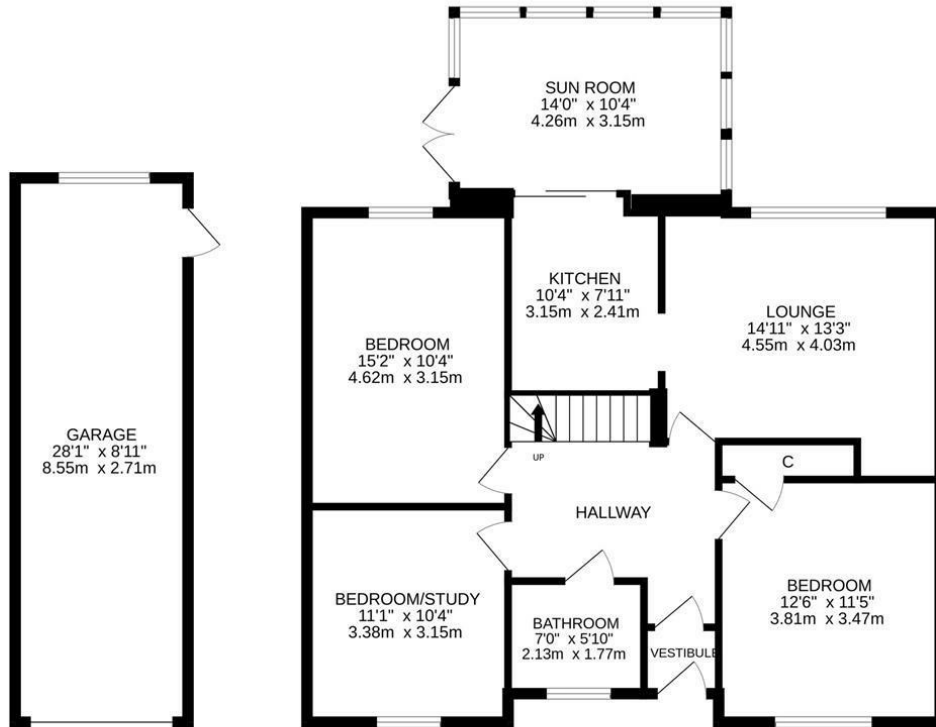
Council Tax Band E  
EER Band C  
Water: Mains  
Sewage: Mains  
Heating: Gas

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 associated with a modern town. 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.

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



GROUND FLOOR



1ST FLOOR

