

Morgans
PROPERTY

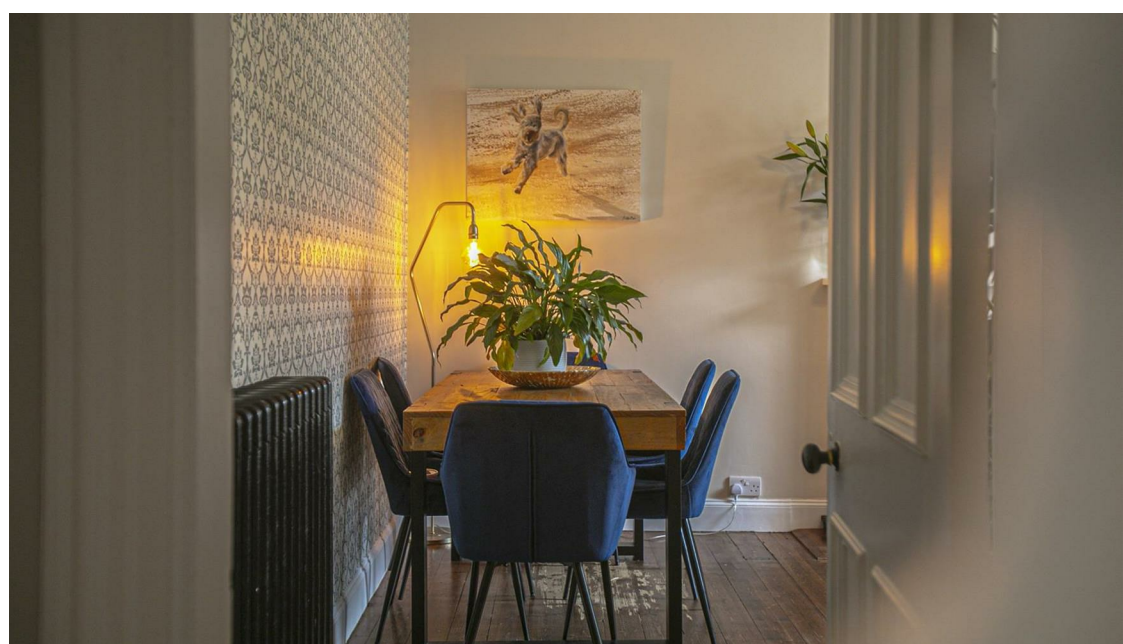
18 Bellyeoman Road, Dunfermline, KY12 0AD
Offers Over £299,950







Rarely available in today's market is this mid-terraced traditional villa providing generous accommodation throughout and enviably positioned within a short walk of the town centre. Train stations and bus routes are within easy access of the property, and M90 for links to Edinburgh. The property is presented to the market in excellent order throughout and is a credit to the current owners. This period home has many attractive features and will make a fabulous family home. The subjects briefly comprise entrance vestibule, reception hall, shower room, lounge, dining room and kitchen on the ground floor. On the upper level, there are three bedrooms and a bathroom located on the landing. The property has sash and case double glazing with gas central heating (new boiler 2022). There are attractive gardens to the front and an enclosed walled garden to the rear, providing a child and pet-safe environment with raised decking/seating area. Ample storage throughout. Essential viewing.





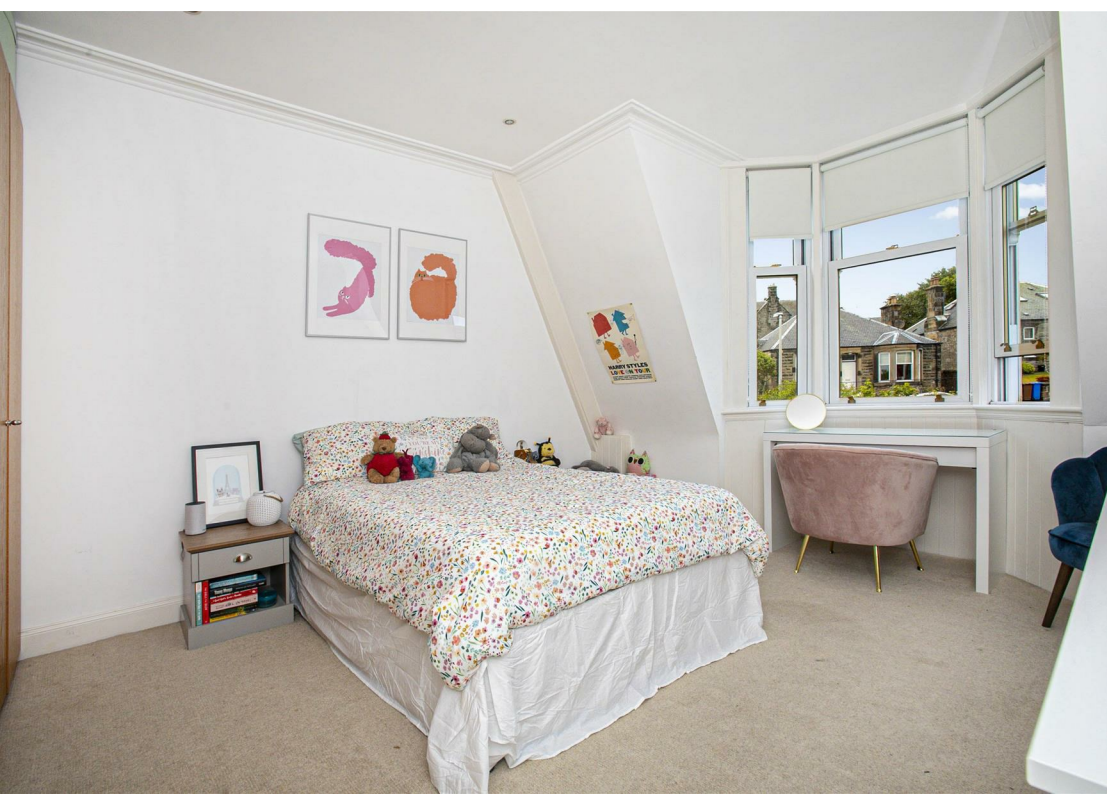
LOCATION

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, bathroom fittings, light fittings together with integrated appliances.

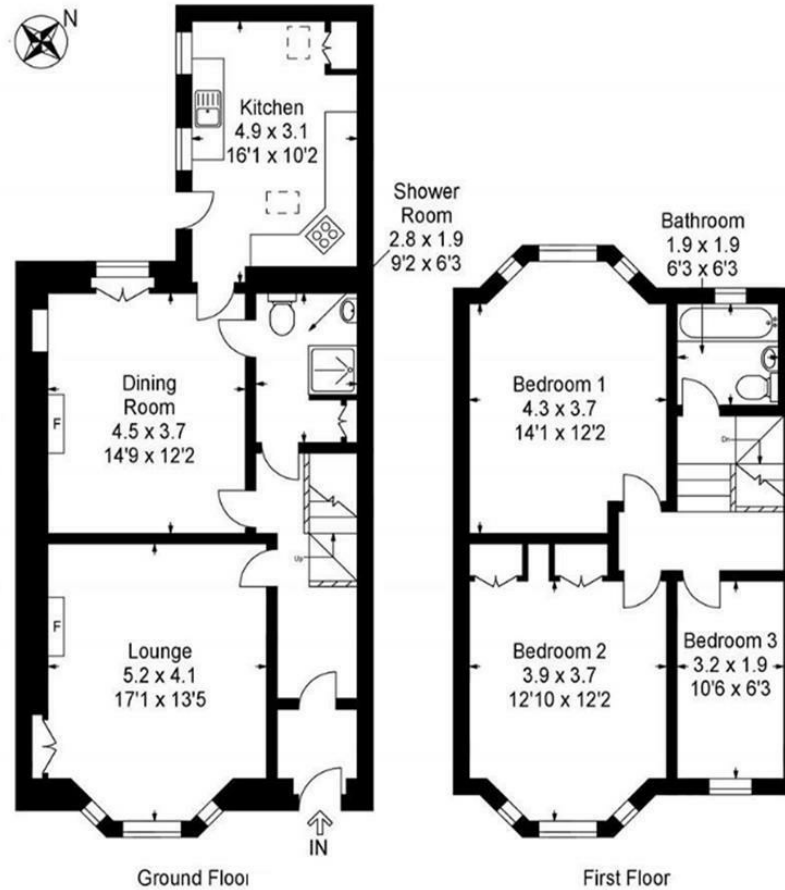
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested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







Bellyeoman Road, Dunfermline, KY12 0AD



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