

Morgans
PROPERTY

2 Hawthorn Park, Dunfermline, KY12 0DY
Offers Over £369,950







Stunning executive detached villa built by Champion Homes. Well appointed within this executive estate and occupying a generous plot with fully enclosed gardens providing a child and pet safe environment. The grounds are easy to maintain with feature patio and lawn, an ideal entertaining home. The accommodation is stylish and contemporary with many attractive features, briefly comprising reception hall, lounge, modern dining kitchen with appliances, separate utility room and w.c facilities. On the upper level there are four double bedrooms (all with fitted wardrobes) master en-suite and stylish four piece family bathroom. There are good views from the upper level looking over the city towards the Forth Bridges and Pentland Hills. The property is double glazed with gas central heating. There is good storage throughout and attic space.





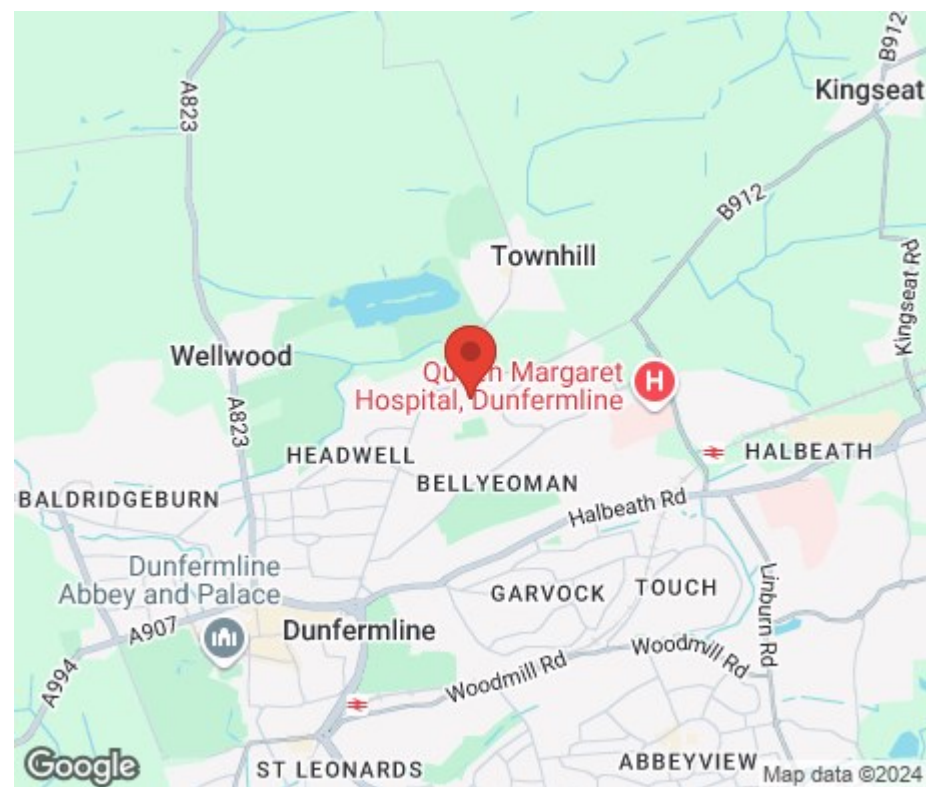
LOCATION

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 together with integrated appliances.

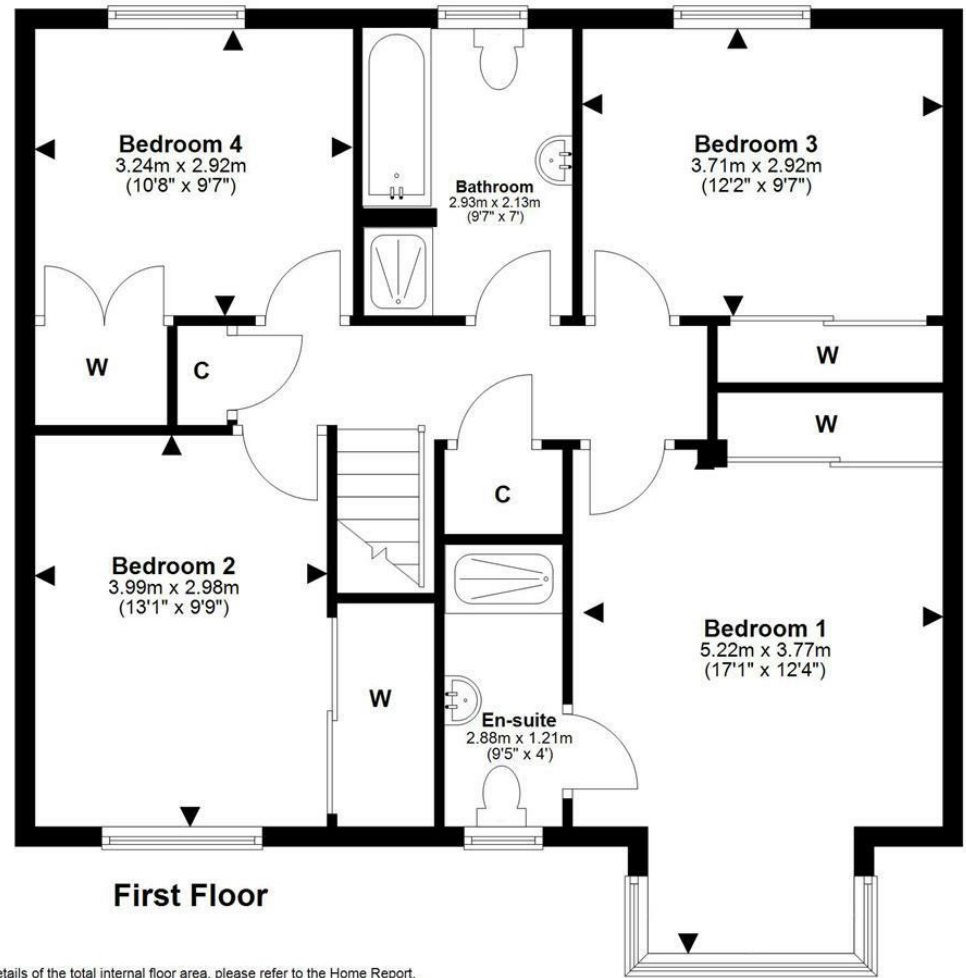
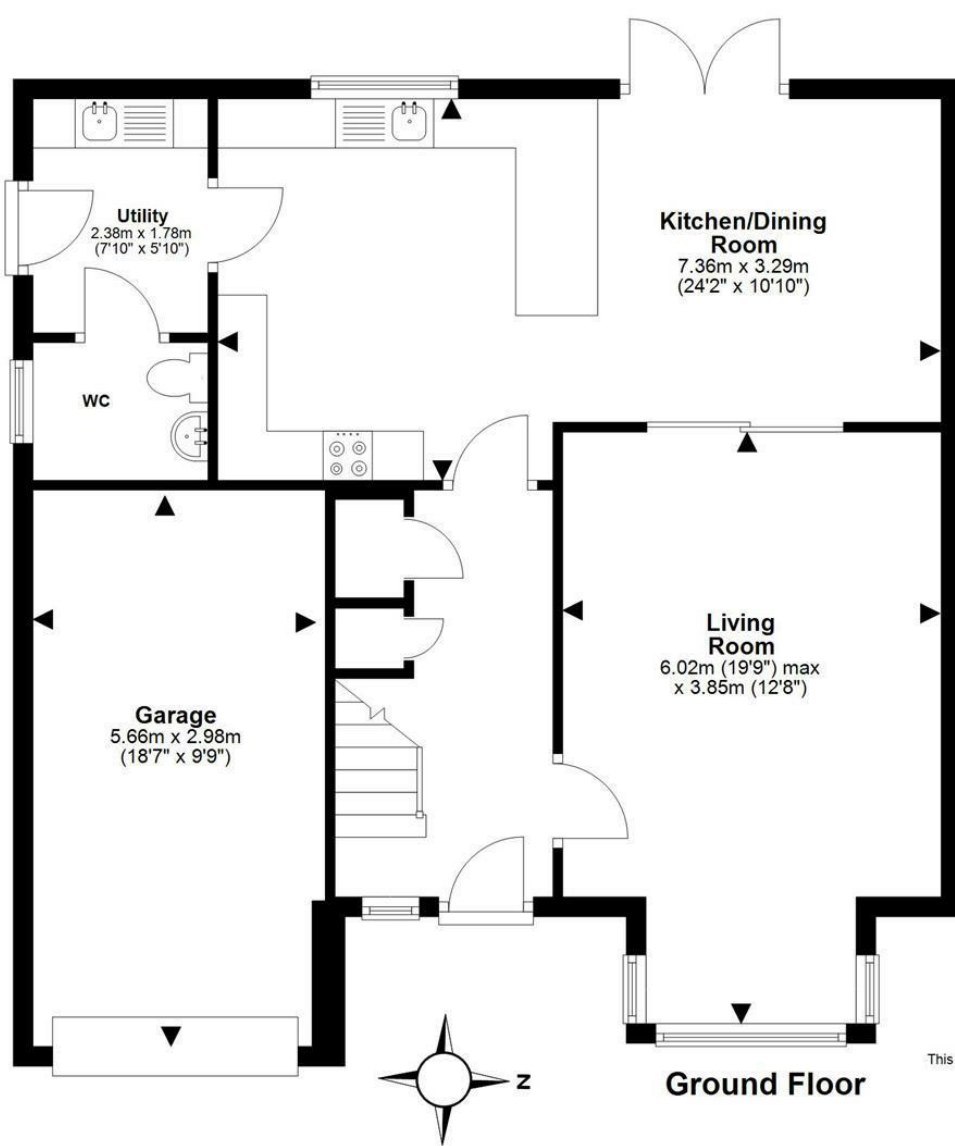
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested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











For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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PROTECTED

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.