



**Morgans**  
PROPERTY

14 Hailes Place, Dunfermline, KY12 7XJ  
Offers Over £425,000

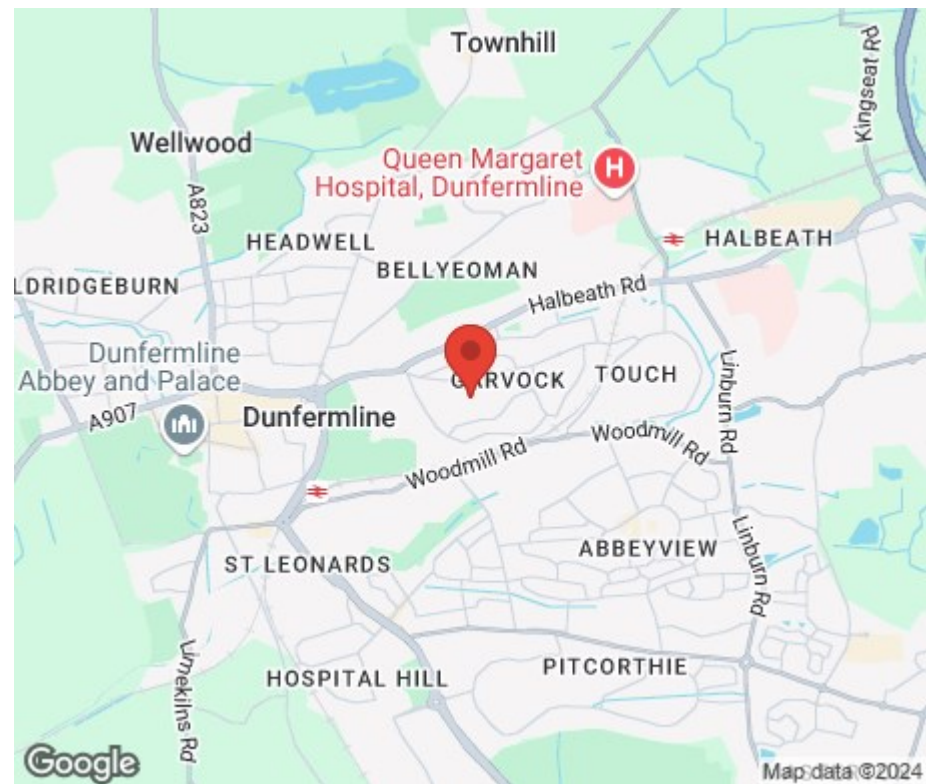






We are delighted to bring to the market the opportunity to purchase this stunning executive family home situated in the prestigious Garvock estate, occupying an enviable plot with fabulous views to the forth and beyond. The property offers substantial and flexible accommodation and briefly comprises: Entrance vestibule and hallway with storage, sitting room, dining room, kitchen, utility and wc facilities. Stairs down lead to store room and double garage. On the upper level lounge with balcony, principal bedroom with en suite, three further bedrooms and four piece family bathroom. The property has a double driveway and landscaped garden to front and rear with patio area. Gas central heating and double glazing. Viewing is essential to appreciate the accommodation on offer.





## 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.

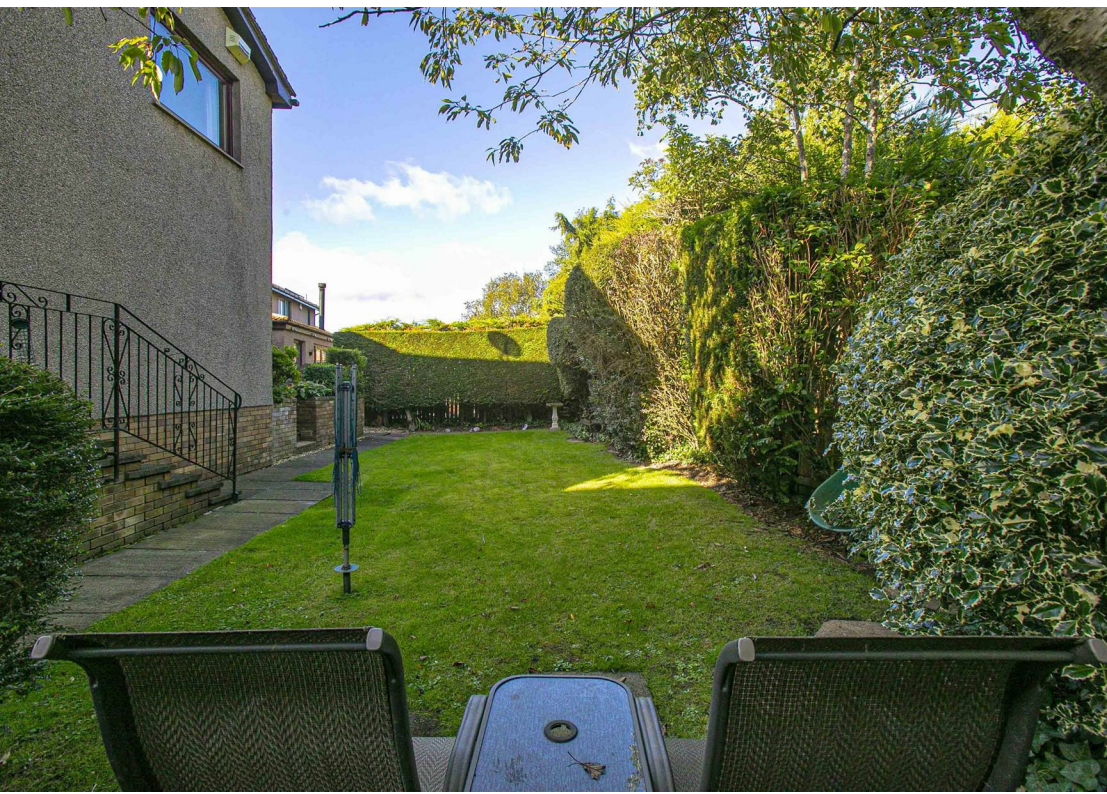
## EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances. Items of furniture available by separate negotiation.

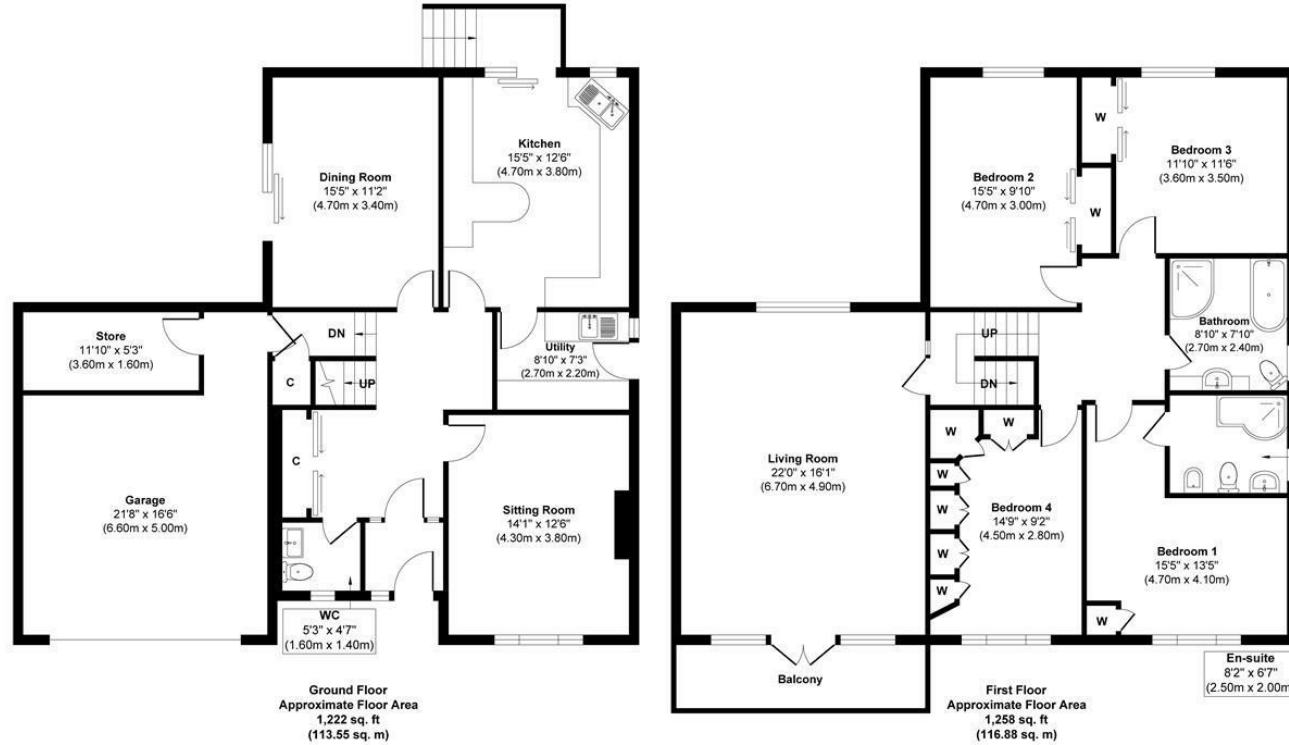
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given to the interlinked system installed in this property.







14 Hailes Place Dunfermline KY12 7XJ



Approx. Gross Internal Floor Area 2,480 sq. ft / 230.43 sq. m  
Illustration for identification purposes only, measurements approximate, not to scale. Copyright



SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

[www.morganlaw.co.uk](http://www.morganlaw.co.uk)



[s1homes.com](http://s1homes.com)

rightmove Zoopla.co.uk onTheMarket.com



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.