



Morgans
PROPERTY

7 Pitbauchlie Bank, Dunfermline, KY11 8DP

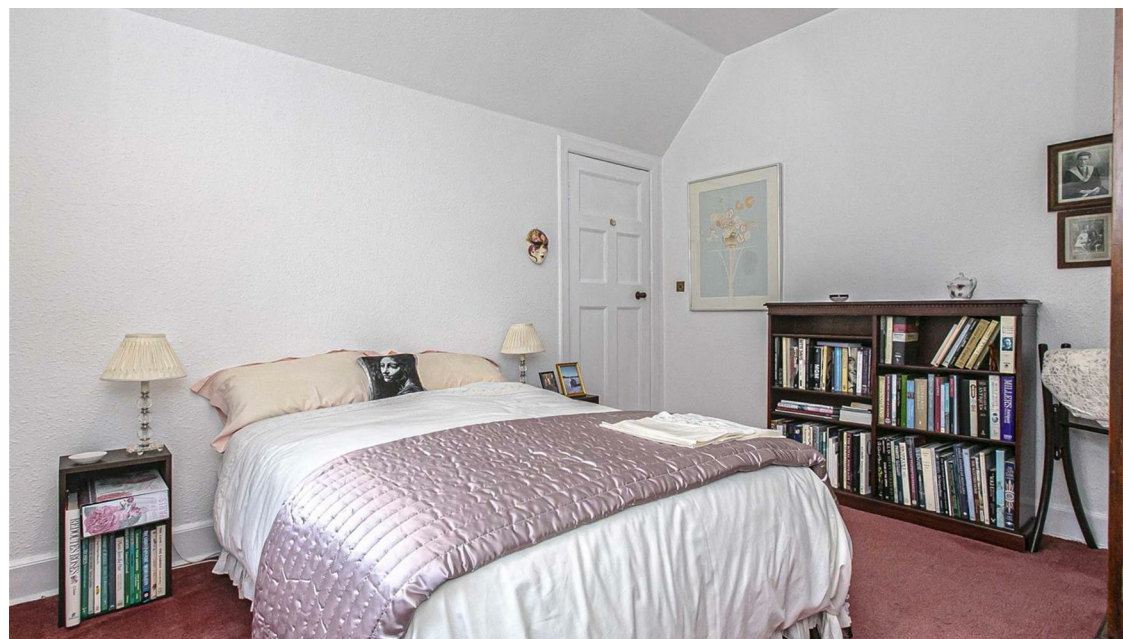
Offers Over £495,000

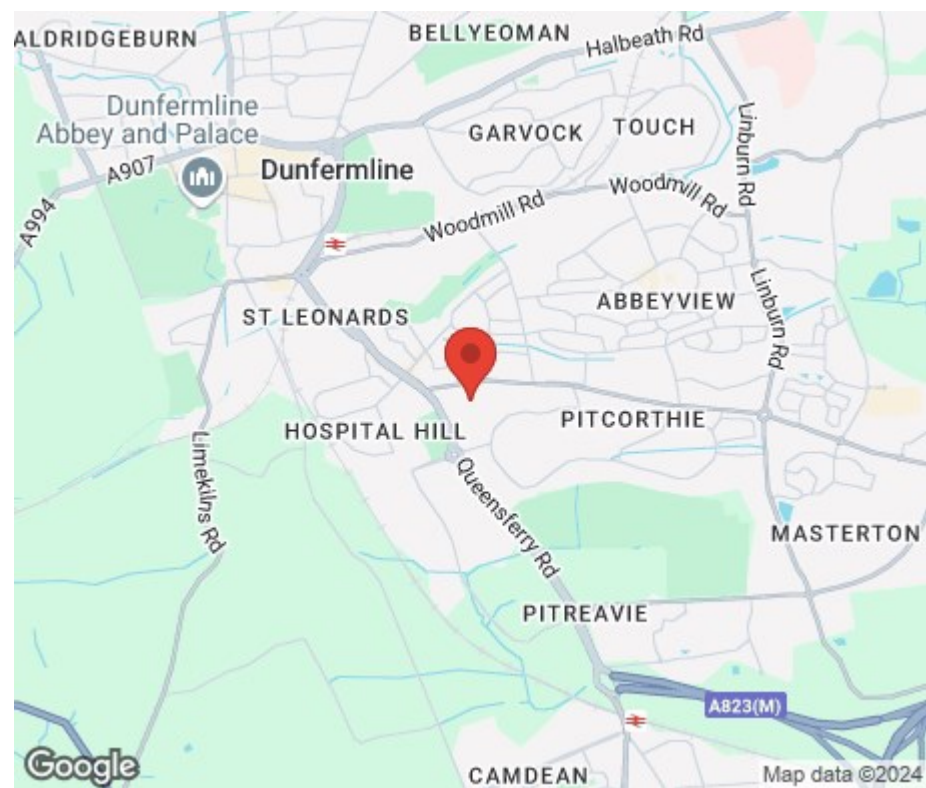






Rarely available in today's market is this absolutely charming detached period home, circa 1950's, which retains many of the original features including stained glass opaque windows, attractive fireplaces, wood panelling and decorative cornicing to name but a few. The extensive grounds are beautifully maintained and fully enclosed providing a child and pet safe environment. They are well stocked with mature trees, plants and herbaceous borders. The gardens are stunning and offer a truly idyllic setting with private seating areas and patios. The accommodation is well presented and briefly comprises entrance vestibule, entrance hall, cloakroom, lounge with bay window and separate dining room leading to lovely garden room. The fitted kitchen has a large pantry cupboard, separate utility room and w.c facilities with door to side gardens. On the upper level there are four bedrooms, one of which is a single room or ideal as an office together with excellent under eave storage. A separate w.c and family bathroom completes the accommodation. A private driveway leads to single car garage with parking for several vehicles. The property is double glazed with gas central heating. Early entry is available.





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.

This property is being sold as seen 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 or white goods. Any intending purchaser will require to accept the position as it exists.

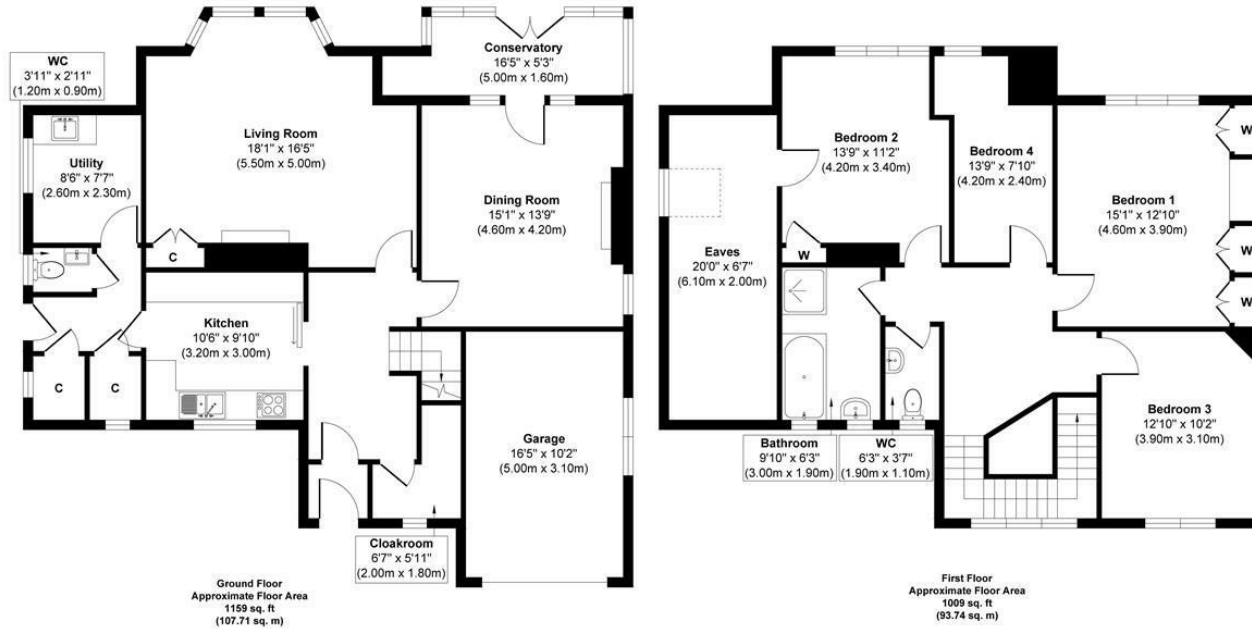
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given to the interlinked system installed in this property.







Pitbauchlie Bank Dunfermline KY11 8DP



Approx. Gross Internal Floor Area 2168 sq. ft / 201.45 sq. m
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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.