



59 Hawk Street, Dunfermline, KY11 8WD
Offers Over £190,000







Well presented end terraced villa offered in move in condition and a credit to the present owners. The subjects are stylish and contemporary throughout and briefly comprise: lounge with storage, dining kitchen and wc on the ground floor. On the upper level there are two bedrooms and a family bathroom. There are attractive gardens to the rear with a patio area and shed, fully enclosed providing a child and pet safe environment with a paved seating area. There is resident's parking to the front with ample visitors' parking. The subjects are double glazed with gas central heating throughout and solar panels on the roof.





LOCATION

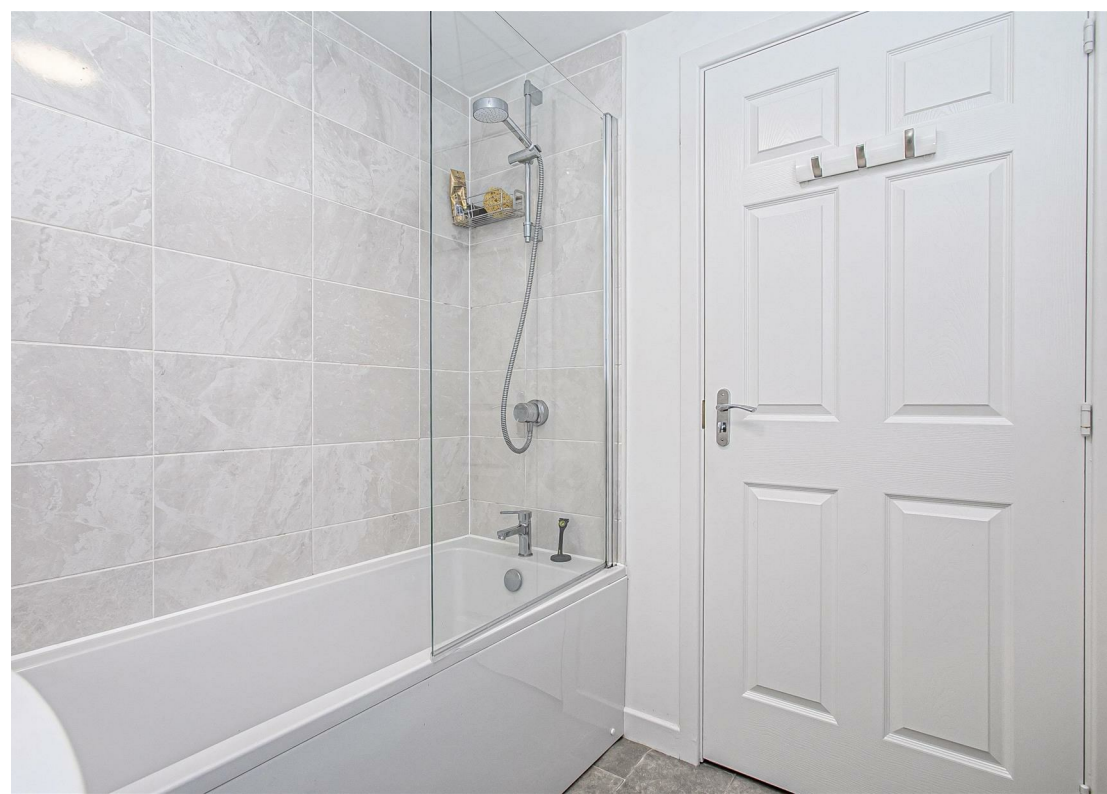
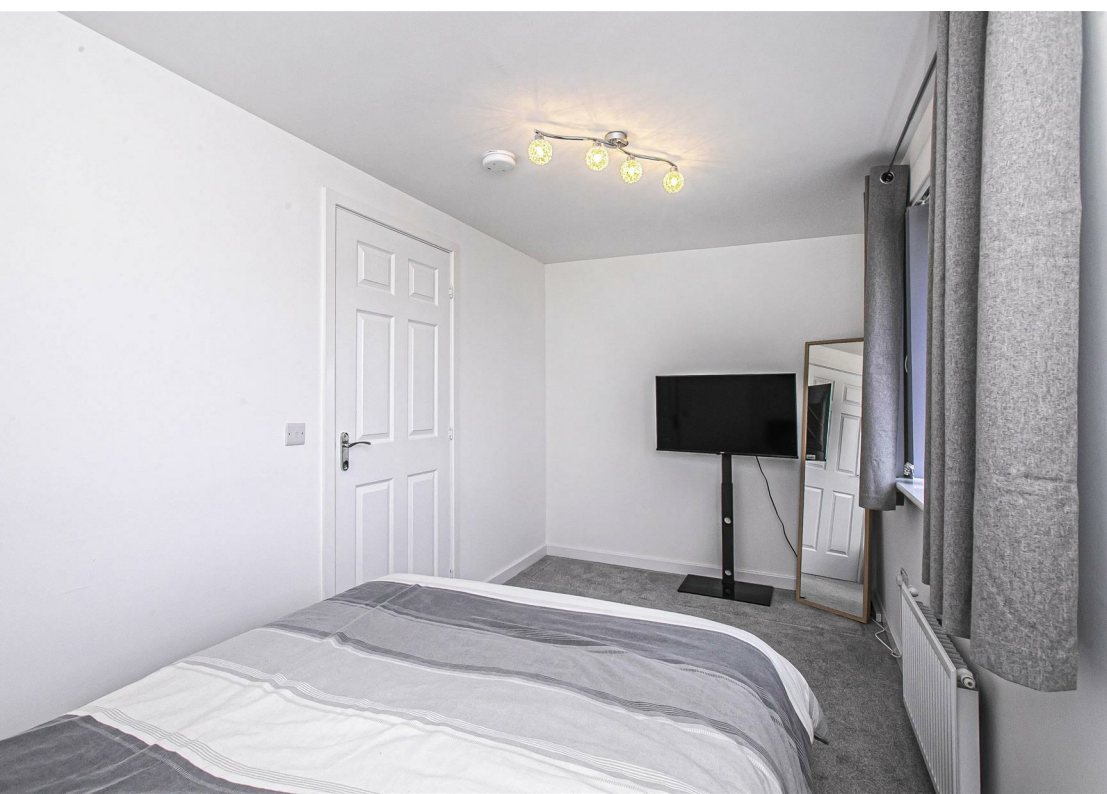
The Royal Burgh of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the town, whilst recent developments have seen Dunfermline move into the modern era with Carnegie 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 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.

EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds, curtains, bathroom fittings, light fittings and integrated kitchen appliances including washing machine and fridge freezer.

Other items of furniture which can be sold privately: wardrobes, dining table and chairs, patio furniture, shed, units in living room.

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.



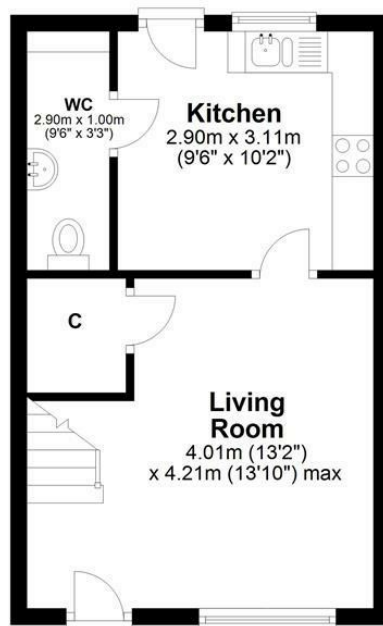




Hawk Street, Dunfermline, KY11 8WD

Ground Floor

Approx. 29.5 sq. metres (317.4 sq. feet)



First Floor

Approx. 29.5 sq. metres (317.4 sq. feet)



Total area: approx. 59.0 sq. metres (634.7 sq. feet)

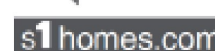


SOLICITORS | PROPERTY

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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.