



Morgans

PROPERTY

2 Balmule Farm Steading, Dunfermline, KY12 0RZ

Fixed Price £380,000











Excellent opportunity to purchase this Equestrian mid terraced steading conversion providing accommodation over one level and briefly comprises: entrance hallway, lounge with feature fireplace, kitchen, four piece family bathroom, principal bedroom with dressing room and en-suite, three further bedrooms. There is a private garden to the rear with driveway for 3 cars. The property further benefits from double glazing throughout and oil central heating. The property also has a paddock opposite the rear garden through a gate with access to park a horsebox or vehicle. The plot extends to 2 acres and provides 2 stables, tack room, storage containers and 20 by 30 meters riding arena which is rarely available in todays market. Essential viewing.







## LOCATION

Balmule Steading approximately 1.5 miles north of Dunfermline past the hamlet of Bowershill on the outskirts yet within easy commuting distance of all major towns and cities. 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 exactly 3 miles 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, bathroom and light fittings together with 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.

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. Any intending purchaser will require to accept the position as it exists.





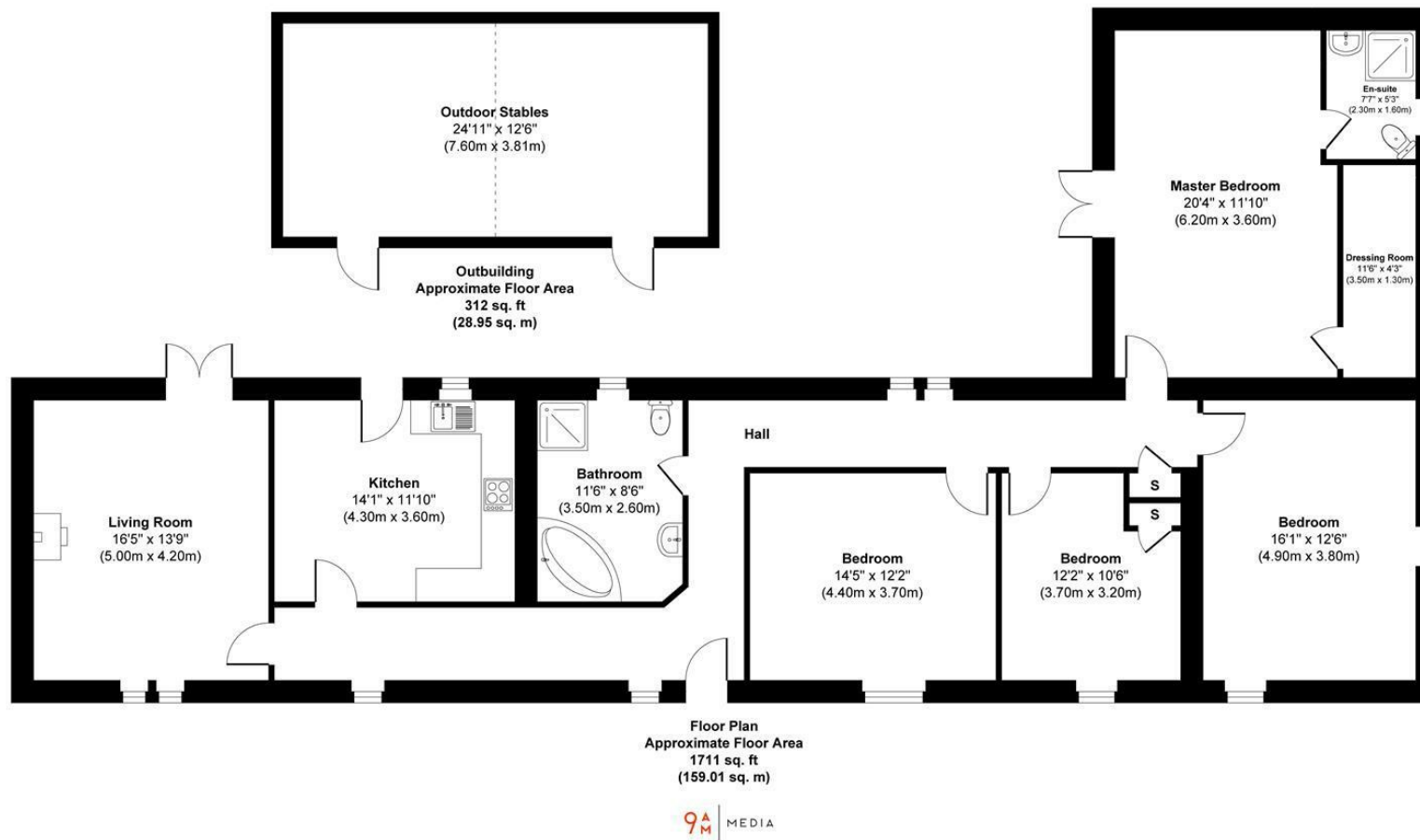












**Approx. Gross Internal Floor Area 2023 sq. ft / 187.96 sq. m (Including Outbuilding)**

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



**SOLICITORS | PROPERTY**

**33 East Port, Dunfermline, Fife, KY12 7JE**

**Tel: 01383 620222 Fax: 01383 621213**

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



**espc**

**rightmove**

**Zoopla.co.uk**

**onTheMarket.com**

**s1homes.com**

**naei | propertymark**

**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.