

Morgans

PROPERTY

12 Cedar Grove, Dunfermline, KY11 8BH

Offers Over £165,000



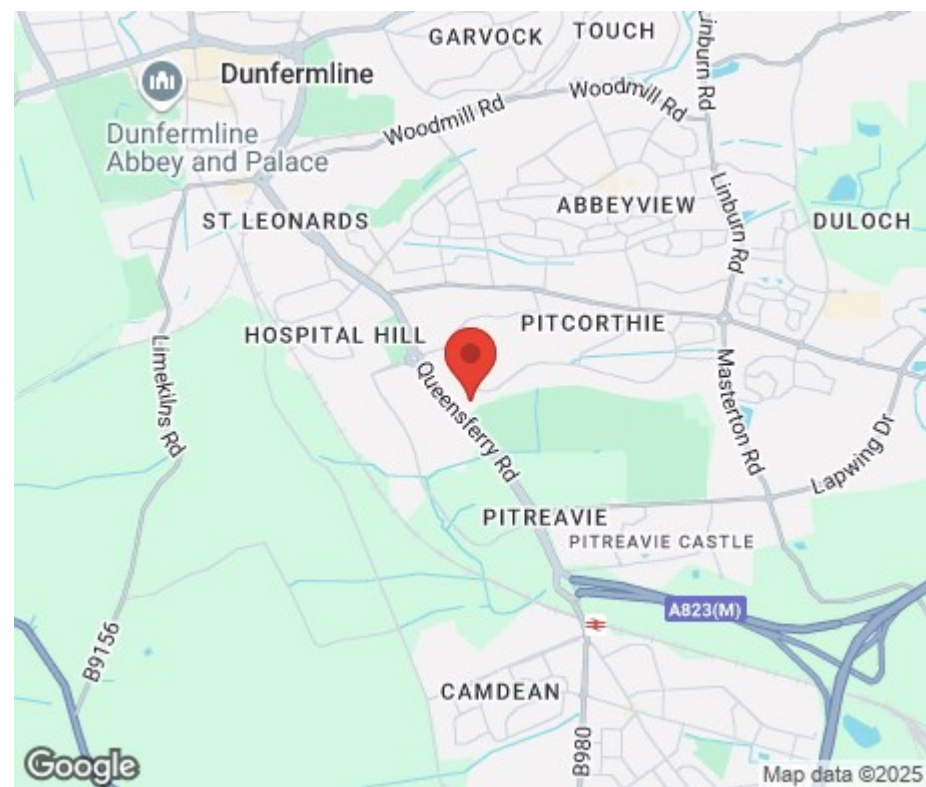
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CLOSING DATE SET FOR TUESDAY 18TH MARCH 2025 @ 12 NOON - SOLD AS SEEN. Early entry is available to this three bedroom semi detached villa in the ever popular Pitcorthie Estate with all local amenities within a short distance of the city centre. This property would suit families and couples alike and briefly comprises entrance hall, lounge leading to dining room and open plan to kitchen. On the upper level there are three bedrooms and bathroom with overhead shower. Access to attic. Double driveway and ample visitors parking. There are enclosed easy to maintain gardens providing a child and pet safe environment with large patio and decking area. The property is double glazed with gas central heating.





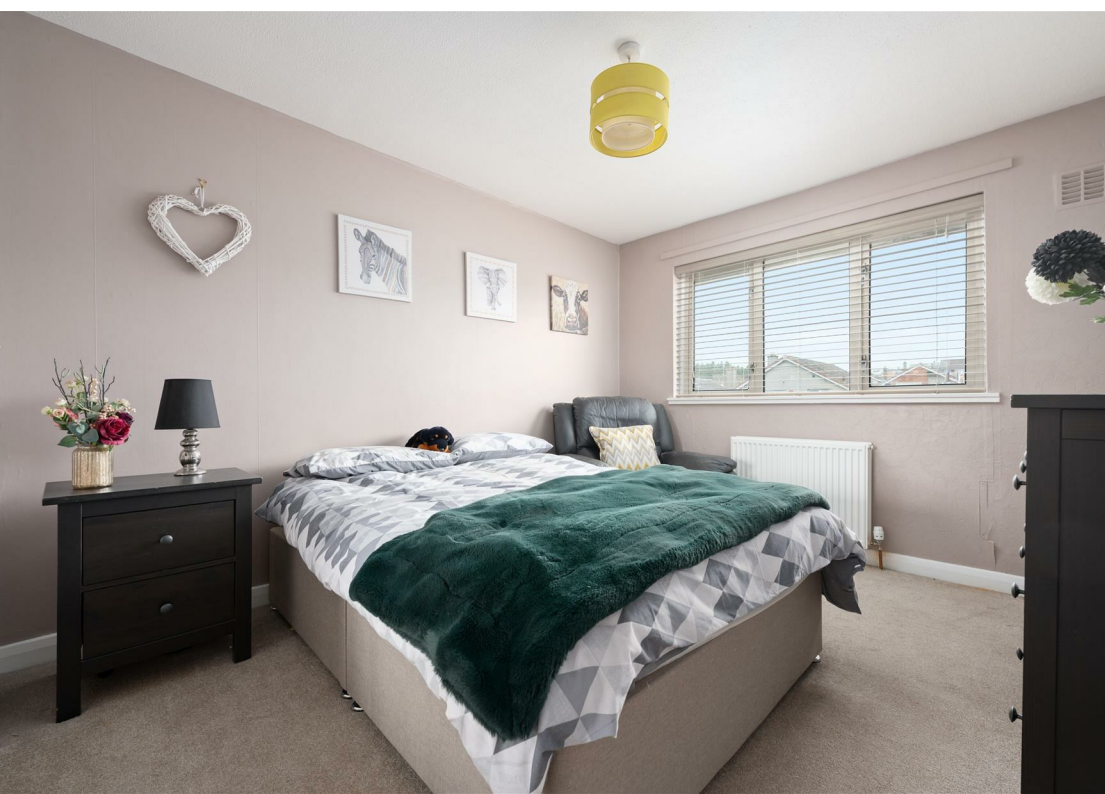
LOCATION

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

SOLD AS SEEN. All floor coverings, blinds, bathroom and light fittings together with integral appliances. The owner will not warrant the working order of the fixtures and fittings or appliances which are included in the sale price. 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 that any interlinked system has been installed in this property and interested parties should make their own enquiries.







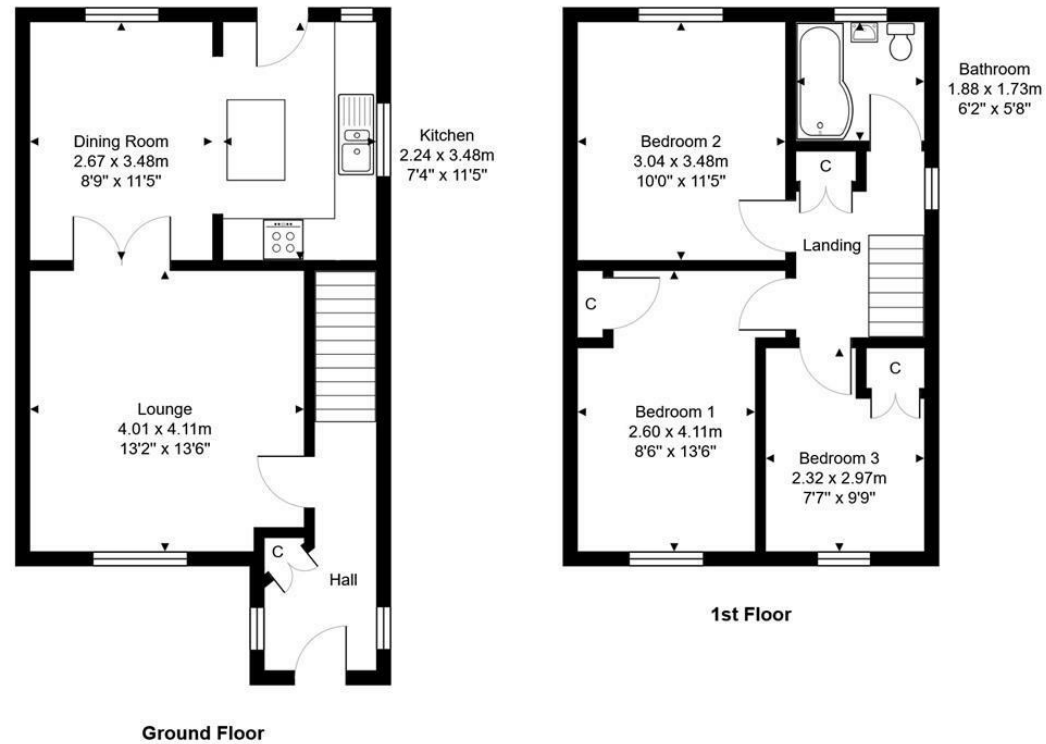
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Total Area: 81.5 m² ... 877 ft²

All measurements are approximate and for display purposes only



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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.