



Morgans

PROPERTY

11 Queen Margaret Gardens, Dunfermline, KY12 0RD

Offers Over £470,000

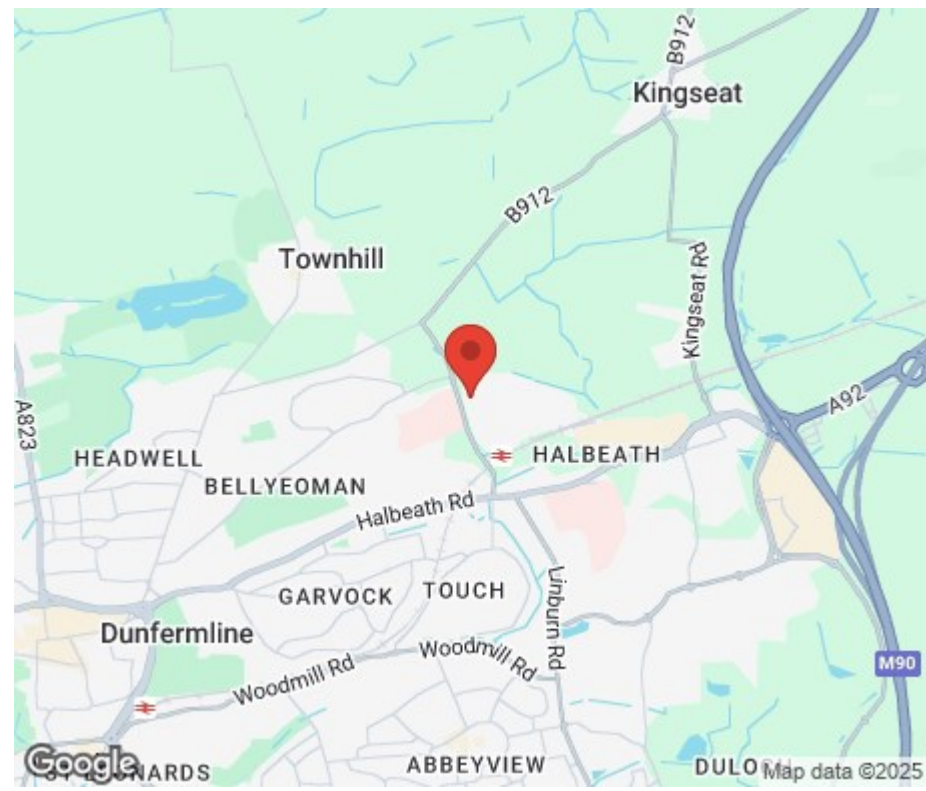






Stunning bungalow which is situated in one of Dunfermline's most sought after locations. This property is a credit to the present owners and has been extended and upgraded to a high standard providing a generous detached executive home built by Thistle Homes. The property is situated a short walk to Queen Margaret railway station, providing an ideal commuter base to Edinburgh. The property briefly comprises entrance vestibule, split level dining area and lounge with bay window, dining kitchen and utility room. The property has been extended to provide a further family room with patio doors leading to the rear garden. Master bedroom with en-suite and walk in dressing room, three further double bedrooms and family bathroom with free standing bath and walk in shower. Driveway with parking for several vehicles leading to integrated garage. The garden is well maintained with patio areas and fabulous garden room providing further accommodation, ideal for al fresco entertaining and having a southerly aspect. Gas central heating and double glazing throughout. Property must be viewed to appreciate the quality of accommodation that is on offer.





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

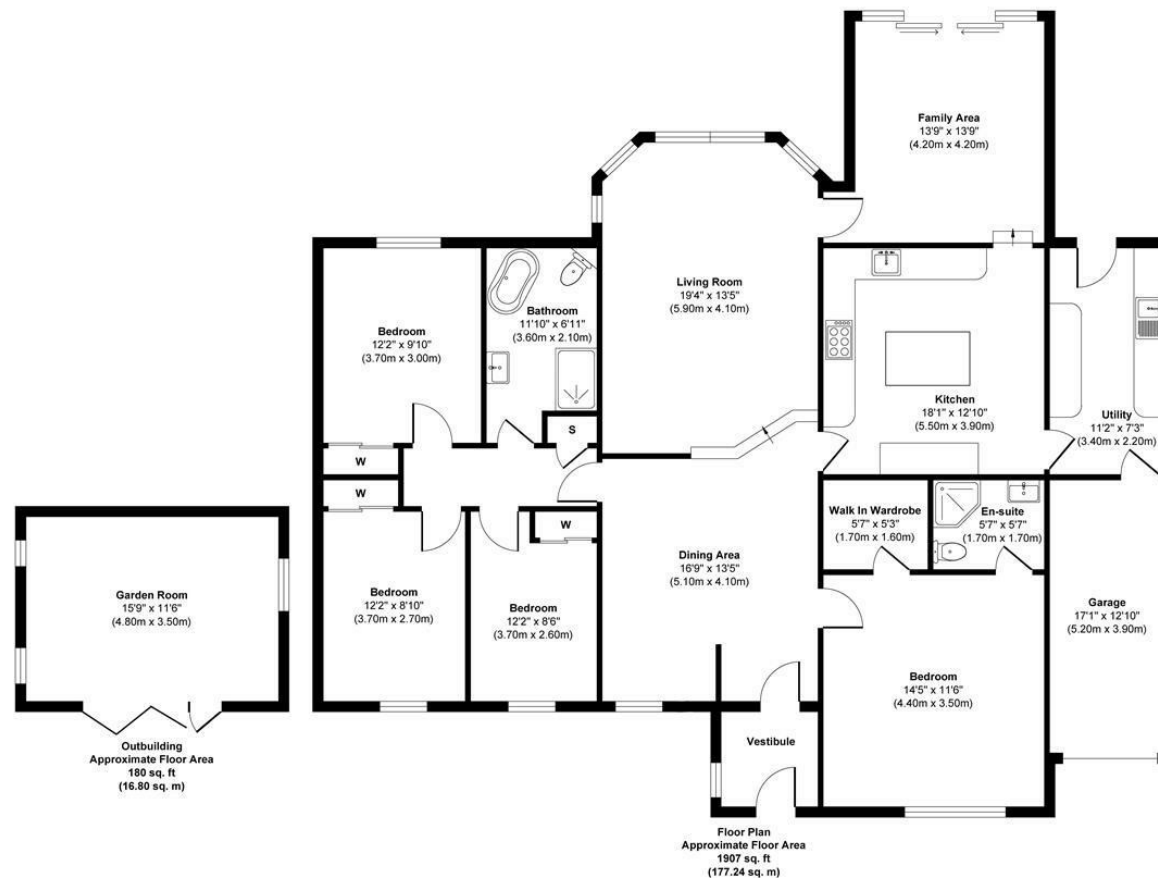
All floor coverings, blinds, bathroom and light fittings together with integrated appliances and garden shed.

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.









Approx. Gross Internal Floor Area 2087 sq. ft / 194.04 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



espc

rightmove

Zoopla.co.uk

onTheMarket.com

s1homes.com

naeal | 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.