



**Morgans**

PROPERTY

35 Halbeath Road, Dunfermline, KY12 7QZ

Offers Over £369,950











Rarely available in today's market is this charming traditional semi detached villa situated in one of the City's most sought after residential areas within walking distance to all amenities, schooling, Pittencrieff Park. Dunfermline train station is a short walk away. The property is beautifully presented and generous throughout with many attractive features, original cornicing, high ceilings, hardwood fixtures to name but a few. The subjects briefly comprise; entrance vestibule, reception hallway, lounge with bay window, dining room/family room, modern kitchen and separate utility room. A hardwood staircase leads to the upper level with three generous bedrooms, stylish family bathroom and separate w.c. Access to large attic and good storage throughout. There are attractive mature gardens to the front which are well stocked. The rear grounds are enclosed providing a child and pet safe environment with seating and paved patio area. A fabulous feature is the outdoor cabin with built in fire. A real bonus in any home which provides an excellent entertaining area in all weathers. The property also gives easy access to Queen Margaret Train Station which is within walking distance. The Park and Ride facilities at nearby Halbeath are straight onto the M90 motorway network which is ideal for commuters and offers easy access to Edinburgh and The North. The property also benefits from a bus stop on the main road for buses going direct to Glasgow. The property is double glazed with gas central heating.







**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 and outdoor cabin.

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: 133.8 m<sup>2</sup> ... 1440 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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SOLICITORS



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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.