



Morgans

PROPERTY

1 Malcolm Street, Dunfermline, KY11 4QF

Offers Over £290,000



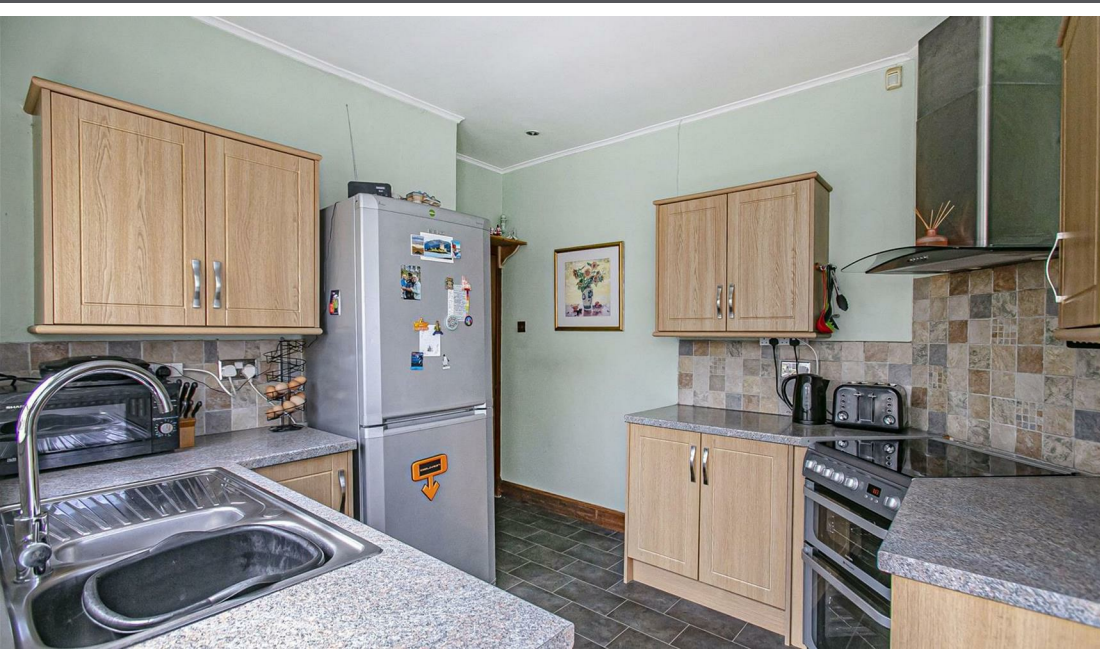




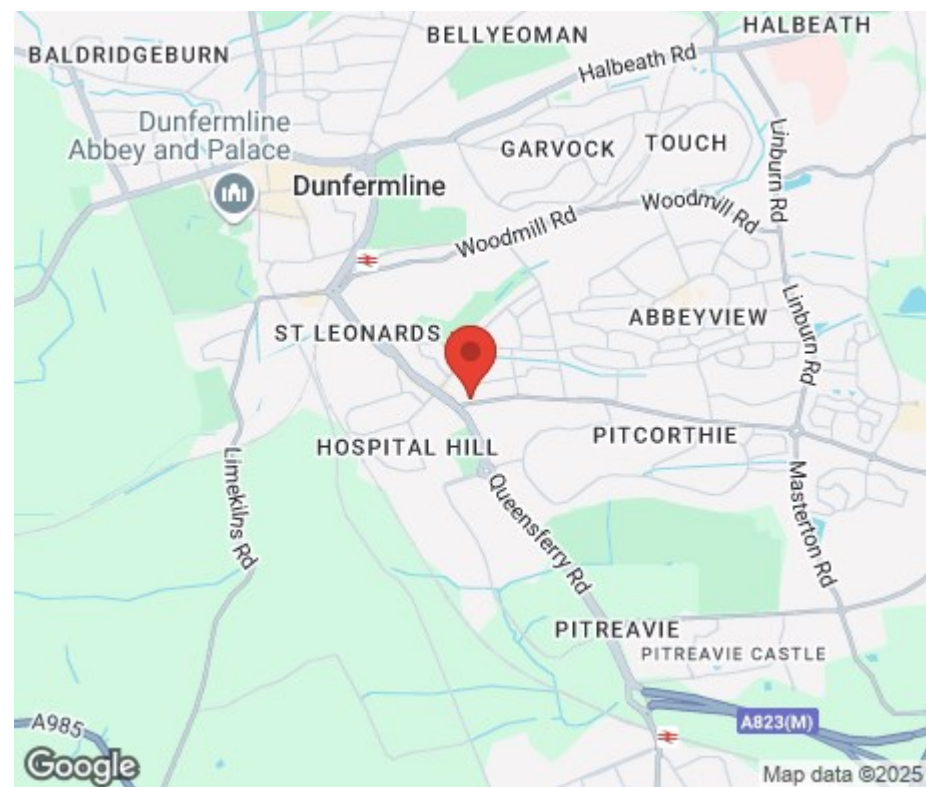




Enviably positioned within corner plot in one of Dunfermline's most sought after areas is this deceptively spacious detached bungalow with upper bedroom and en-suite. There are generous gardens to the front and rear which are well maintained with driveway and ample on street parking. The gardens are well stocked with mature plants and shrubs and in addition a feature summerhouse/entertainment room. The accommodation is charming and well presented throughout briefly comprising entrance vestibule, reception hall, lounge, dining room, kitchen and separate utility room, two double bedrooms and four piece bathroom. On the upper level there is a further double bedroom with en-suite facilities. The property is double glazed with gas central heating throughout.







### LOCATION

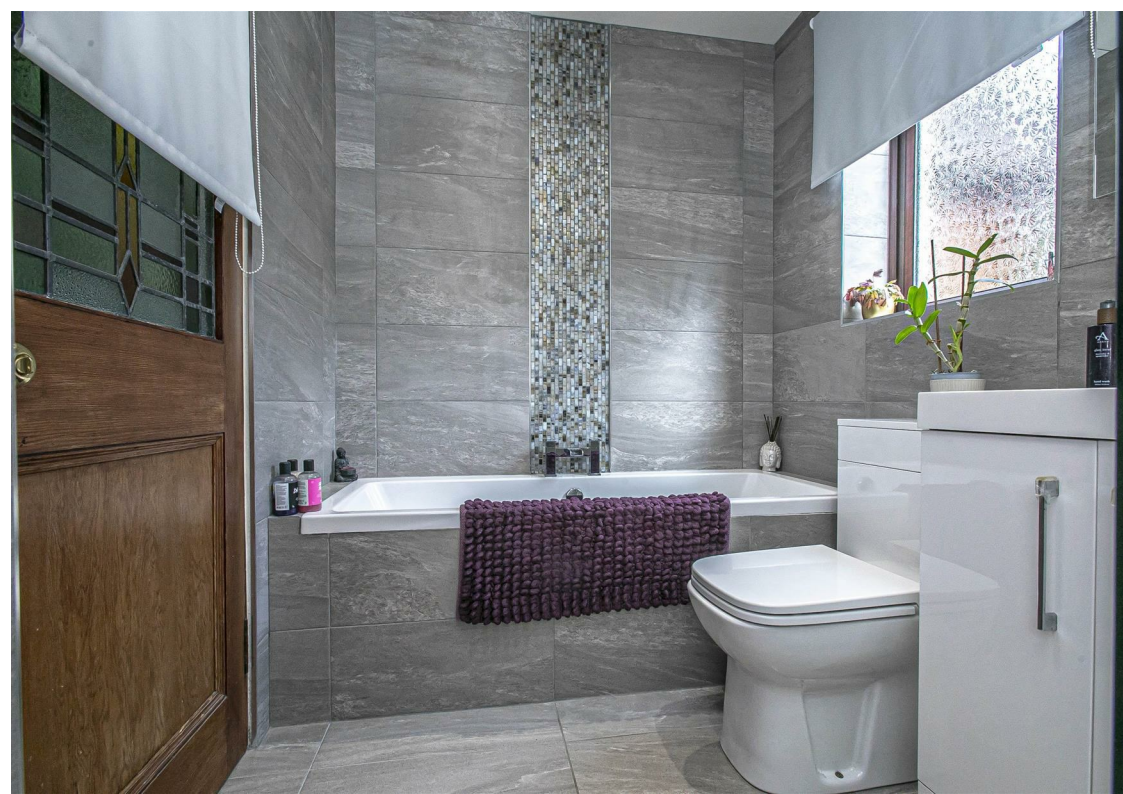
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace 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, shed and summerhouse.

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.







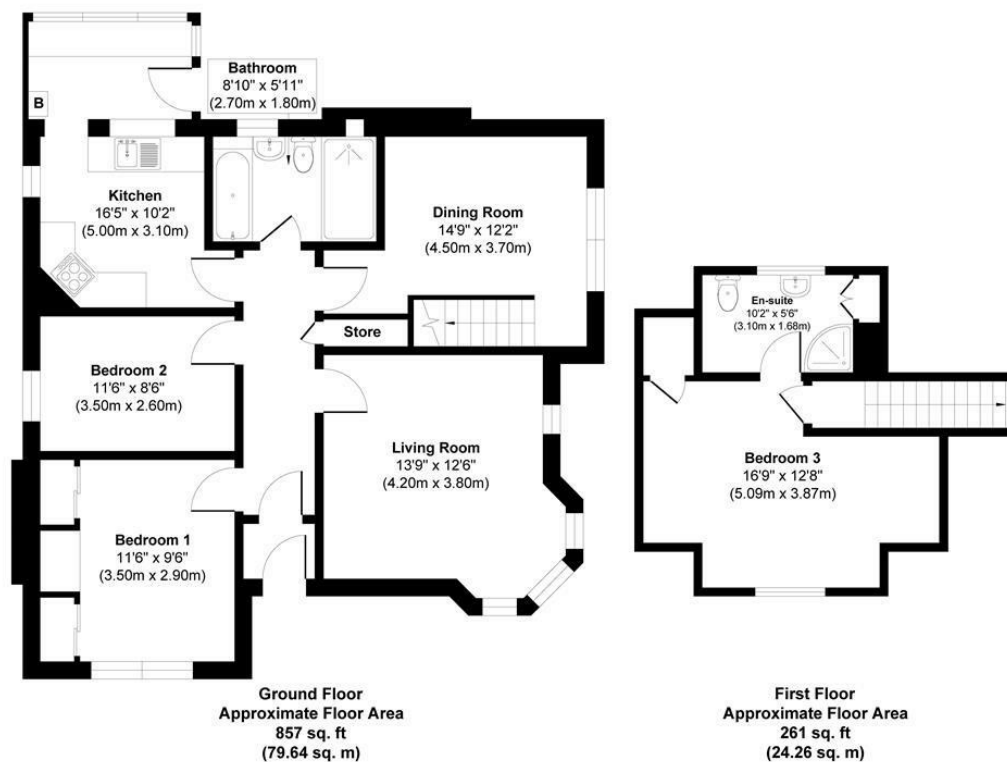








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Approx. Gross Internal Floor Area 1118 sq. ft / 103.90 sq. m

Illustration for identification purposes only, measurements approximate, not to scale. Copyright

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33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

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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.