



Morgans

PROPERTY

8 South Dewar Street, Dunfermline, KY12 8AR

Offers Over £240,000



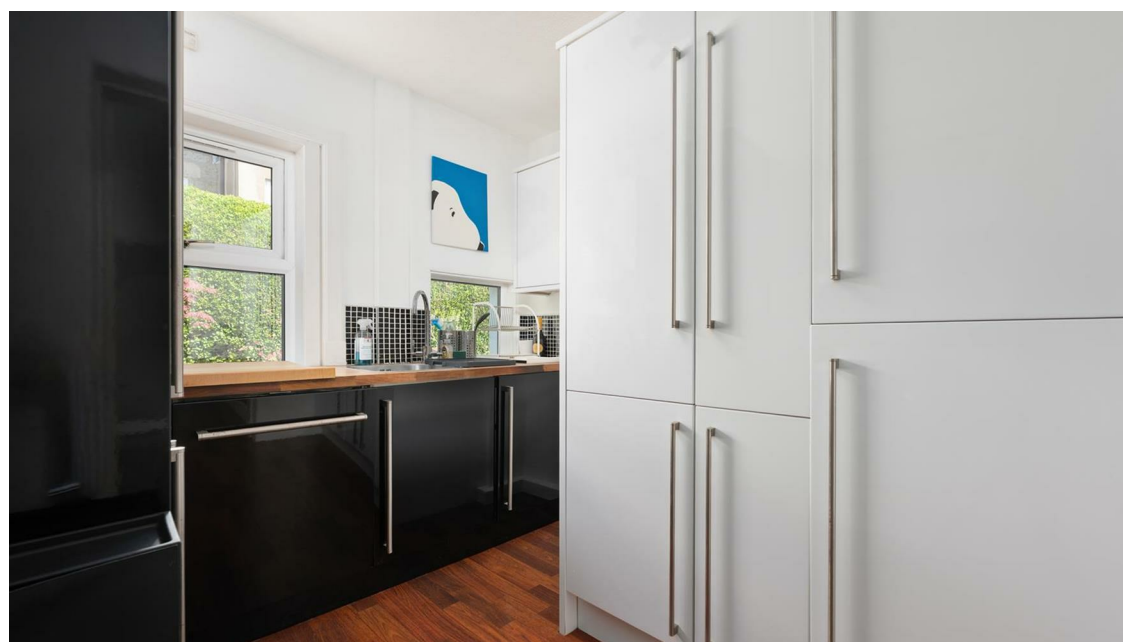
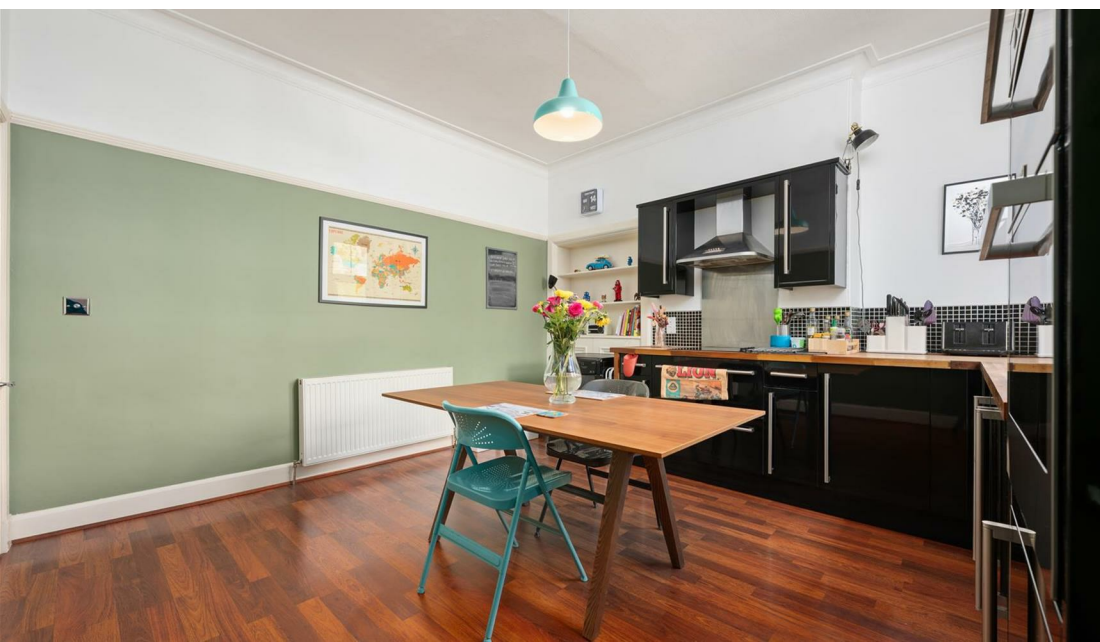








We are delighted to bring to the market the opportunity to acquire this charming detached bungalow situated in one of Dunfermline's sought after locations close to all local amenities and within walking distance of the city centre. The subjects are well presented and briefly comprise entrance vestibule, reception hall, lounge, dining kitchen leading to utility room and rear door to gardens at the rear. There are two double bedrooms and stunning four piece bathroom. The property benefits from attic Space providing excellent storage. Ample on street parking. The property is double glazed with gas central heating.







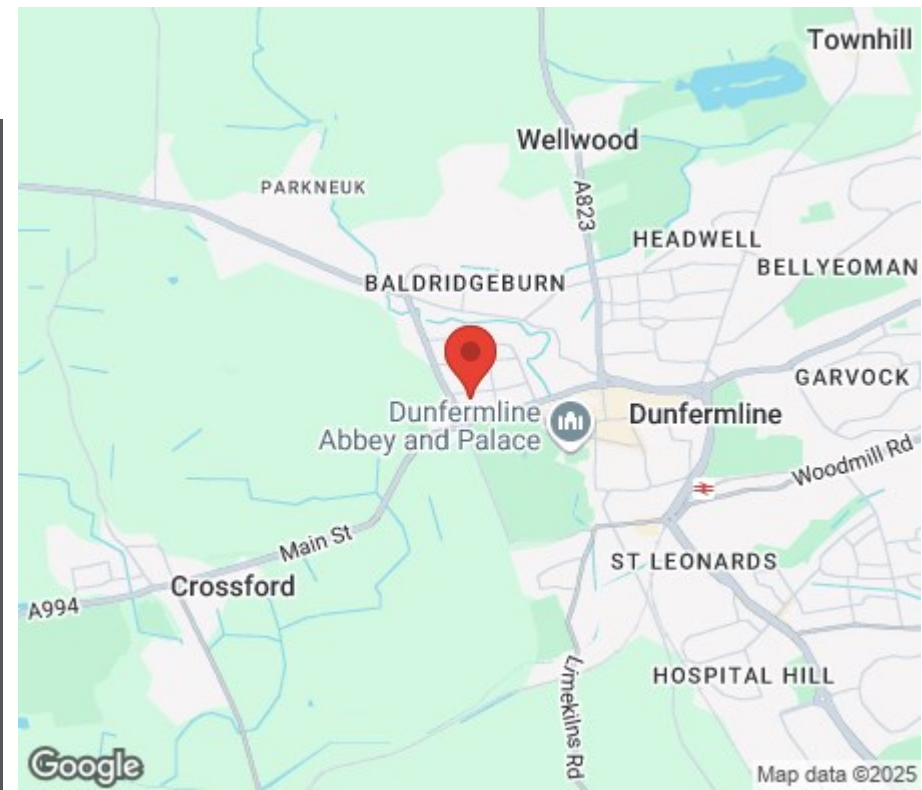
### LOCATION

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

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





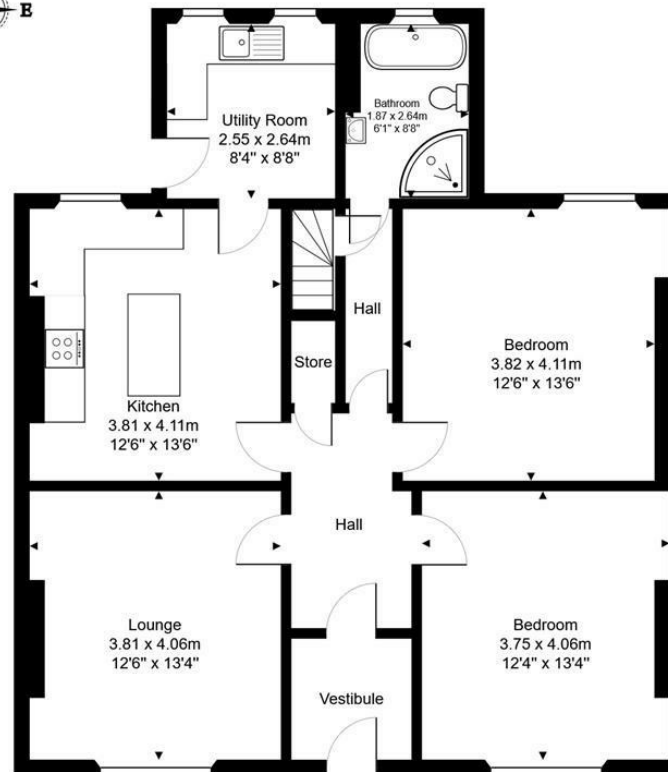




## 8 South Dewar Street, Dunfermline

Total Area: 91.2 m<sup>2</sup> ... 982 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Ground Floor

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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.