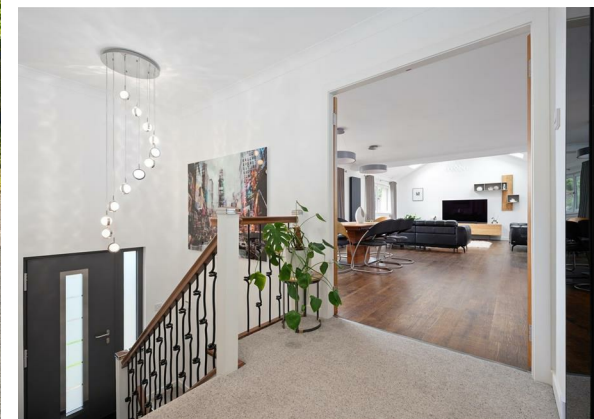




Morgans

PROPERTY

1 Tolmount Drive, Dunfermline, KY12 7YB

Offers Over £575,000







Morgans are delighted to be marketing this absolutely stunning extended executive detached villa offering substantial family accommodation throughout, finished to the highest of standards with quality fixtures and fittings, unique design features and contemporary living space. This is a dream home with every box ticked in what you could desire in one of Dunfermline's most exclusive estates with Garvock. The outdoor walled and landscaped gardens are idyllic and fully enclosed providing privacy with a child and pet safe environment. The terraced grounds are staged making this an excellent entertaining home benefitting from a southerly aspect. The accommodation is beautifully presented, a credit to the present owners, and briefly comprises entrance vestibule, good storage, family room/sitting room, two double bedrooms both with fitted wardrobes and en-suite facilities. On the upper level there is the feature open plan lounge/dining room and fitted kitchen with separate fully equipped utility room. Two further double bedrooms with family bathroom completes this home. The double garage and driveway gives access for several vehicles and ample visitors 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.





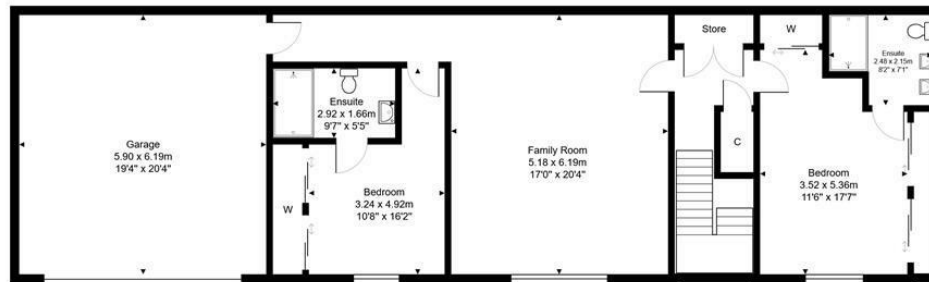


1 Tolmount Drive, Dunfermline, KY12 7YB



Total Area: 252.8 m² 2721 ft²

All measurements are approximate and for display purposes only



Ground Floor



1st Floor

Morgans

PROPERTY

SOLICITORS | PROPERTY

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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.