



Morgans

PROPERTY

138 Halbeath Road, Dunfermline, KY11 4LB

Offers Over £475,000

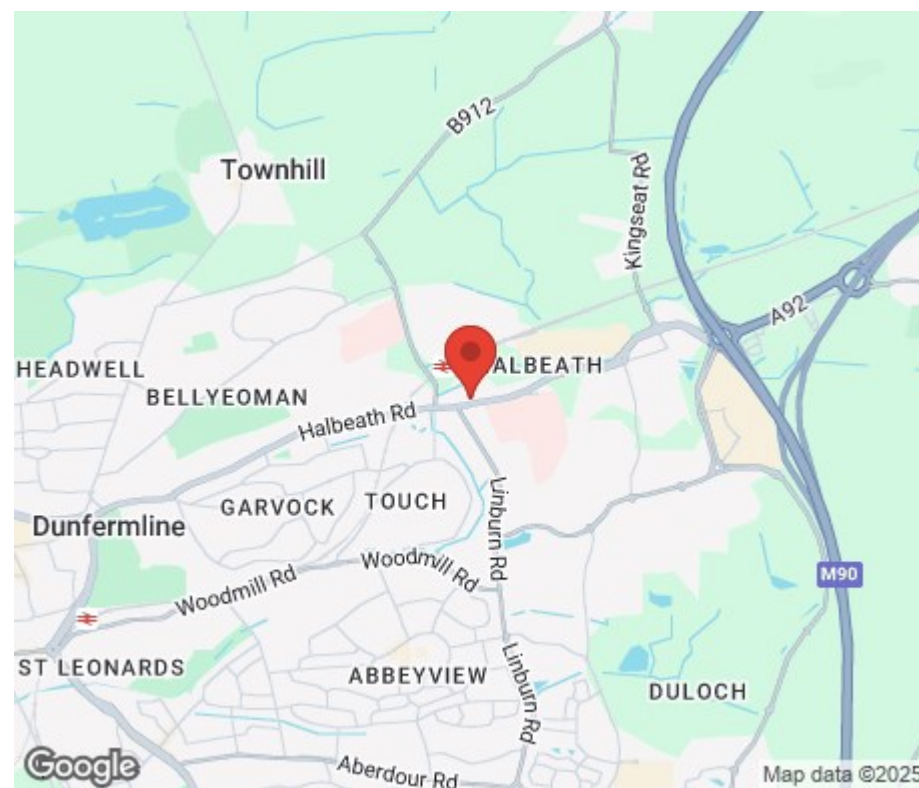






We are delighted to bring to the market the opportunity to acquire this stunning 1930's family home spread over two levels. This impressive dwelling has remained in the family for decades having been individually designed and built by the present owner's grandfather. This bespoke property boasts a wealth of original art deco features of the period, which have been beautifully maintained over the years, combining a piece of the past with the present. The outdoor spaces are generous with a driveway and paved area leading to a large four car garage that could potentially be converted into either a home office suite, or a dwellinghouse for relatives/family. The gardens and grounds are beautifully maintained and well stocked with an abundance of plants, trees and herbaceous borders. They are fully enclosed providing a child and pet safe environment with secure gate giving access to adjacent field. Ideal for pet owners. The property benefits from a lovely summerhouse, an idyllic haven and an excellent home for entertaining outdoors. The accommodation is beautifully presented with quality flooring, fixtures and fittings throughout, briefly comprising entrance vestibule, reception hall with decorative cupola light, generous upstairs lounge currently used as a gym/family area, stylish breakfasting kitchen leading to family room. There are four double bedrooms with stunning four piece en-suite and separate shower room on the ground floor. The garage is fully serviced with pitched roof, tiled flooring, power, light and plumbed with sink in situ. 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 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.









**Approx. Gross Internal Floor Area 3055 sq. ft / 284.06 sq. m (Including Outbuilding&Garage)**

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



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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.