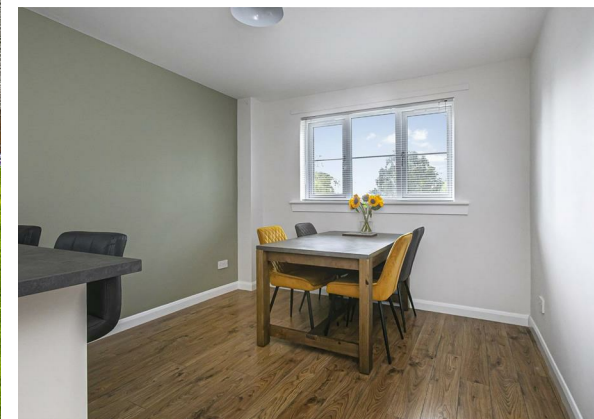




Morgans

PROPERTY

6 The Round, Dunfermline, KY12 7YH

Offers Over £345,000







We are delighted to bring to the market the opportunity to acquire this exceptional detached bungalow offered in move in condition and situated within a small cul-de-sac of homes within the Transy/Garvock area of the City. A small horse-shoe of bungalows which is privately tucked away off Tolmount Drive. Located just down from the Garvock House Hotel, It is a short walk to the Dunfermline railway station, The Public Park and City Centre. This location very rarely comes to the market and early viewing is essential. The property is offered in excellent condition and a credit to the present owners with quality fixtures and fittings throughout. The fully enclosed gardens are an idyllic haven with various seating/patio areas, mainly laid to lawn and provide a child and pet safe environment. The accommodation is beautifully presented and briefly comprises entrance hall, w.c facilities, lounge, dining kitchen, three double bedrooms and family bathroom. Access to attic. The driveway leads to single garage. The property is double glazed with gas central heating. Early entry available. No onward chain.





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. SALE/AGENTS NOTE

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

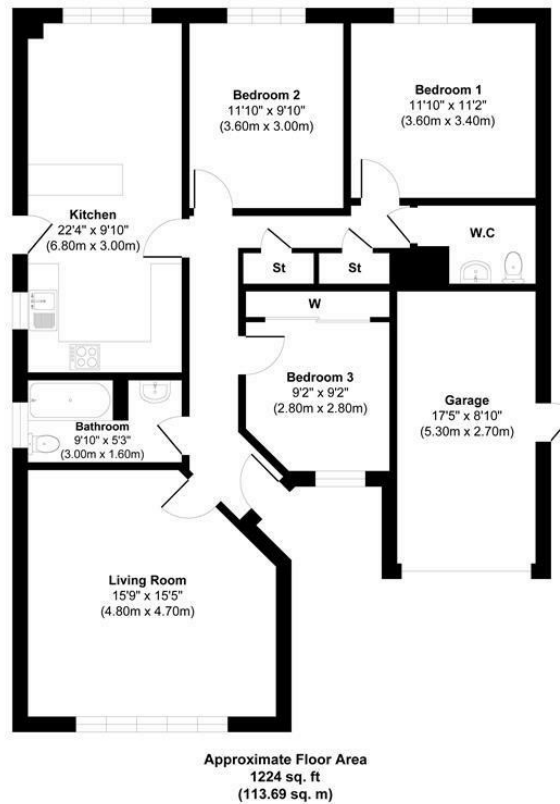
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.







The Round, Dunfermline, KY12 7YH



Approx. Gross Internal Floor Area 1224 sq. ft / 113.69 sq. m

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SOLICITORS | PROPERTY

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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.