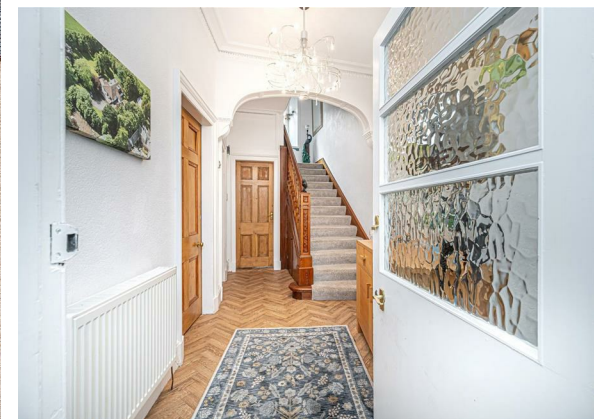




Morgans

PROPERTY

1 Grieve Street, Dunfermline, KY12 8DN

Offers Over £280,000







Excellent opportunity to purchase this end terraced period property with flexible accommodation in the heart of the city within walking distance to all amenities and schooling. The property has been extended and comprises entrance vestibule and hallway, bedroom (currently used as a lounge/diner) kitchen, dining room, conservatory and further bedroom with en-suite on the ground floor. Feature staircase leads to the upper level with living room, two further bedrooms and family bathroom. Stairs lead to attic room on the second floor. Door from the conservatory takes you to the fully enclosed rear garden with southerly aspect, there are also two single garages providing parking and storage. Essential viewing.





LOCATION

The property is within walking distance to two excellent local primary schools and the newly opened state of the art Campus also Duloch Park itself is directly opposite the property with beautiful woodland, meadow and park walks, a duck pond, children's play areas, sports leisure facilities, library, large supermarket and an array of other shops. Cycle path and bus stops are directly outside the property. Fife Leisure Park with cinema, bowling, restaurants garden centre etc also walking distance. Halbeath Park & Ride is two miles from the property providing a direct link to Edinburgh Airport which is only 15 miles in distance. Nearby is Aberdour with its stunning Silversands beach, cafe, meadows, castle and views across the Forth to Edinburgh.

EXTRAS INC IN SALE / AGENTS NOTE

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

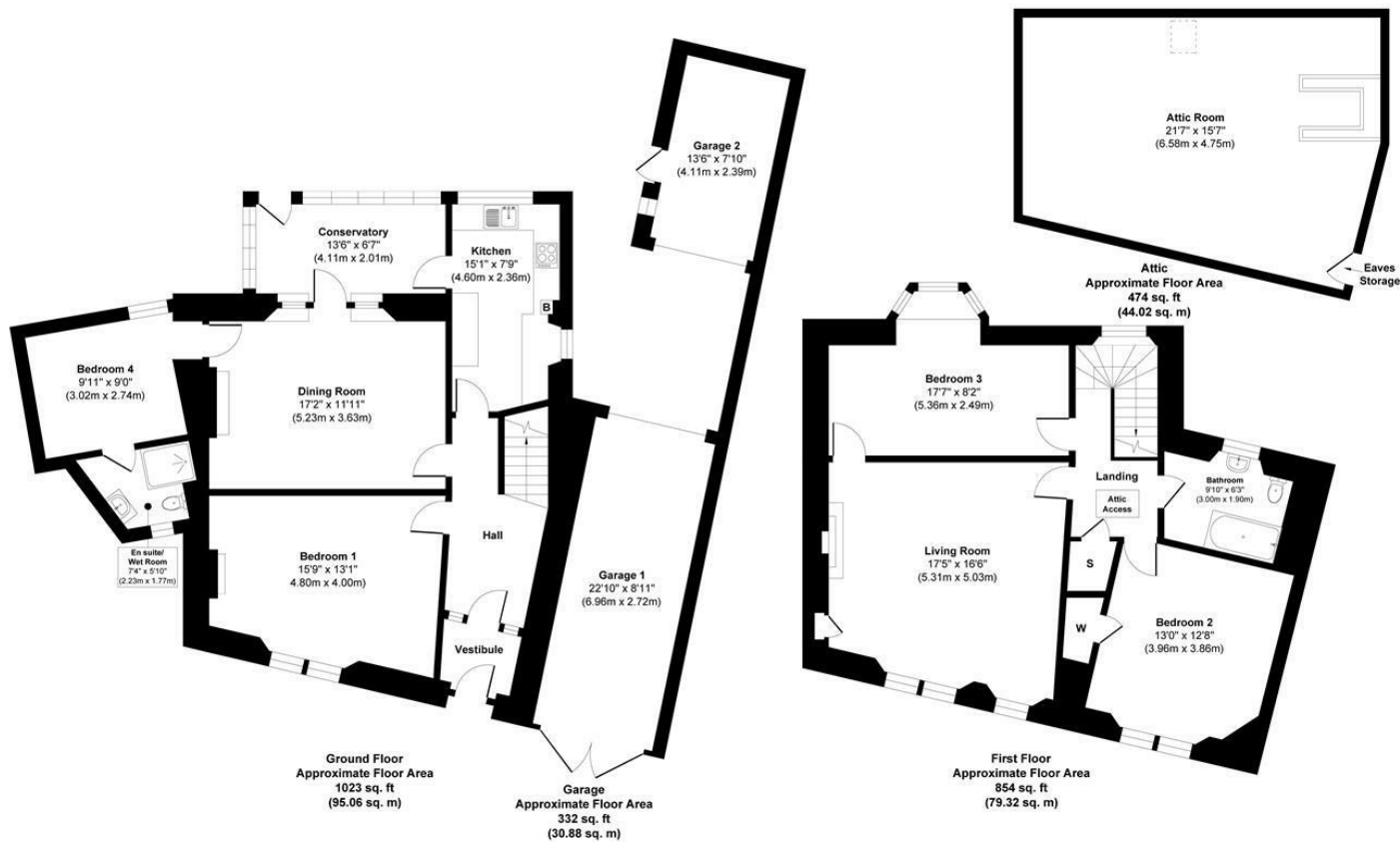
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested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











Approx. Gross Internal Floor Area 2683 sq. ft / 249.28 sq. m (Including 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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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.