



**Morgans**

PROPERTY

59 Queen Margaret Fault, Dunfermline, KY12 0RL

Offers Over £265,000







We are delighted to bring to the market this well presented two bedroom detached bungalow in the well established executive estate built by Thistle Homes. The gardens and grounds are nicely maintained and fully enclosed providing a child and pet safe environment with patio area and two sheds. An idyllic haven which is not overlooked providing a private setting. The accommodation is offered in nice condition and briefly comprises entrance vestibule, hallway, split level lounge area, dining kitchen, two double bedrooms both with fitted wardrobes and stylish shower room. Access to attic. There is a double driveway leading to detached single garage. The property is double glazed with gas central heating throughout. Early entry is available.





#### 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.

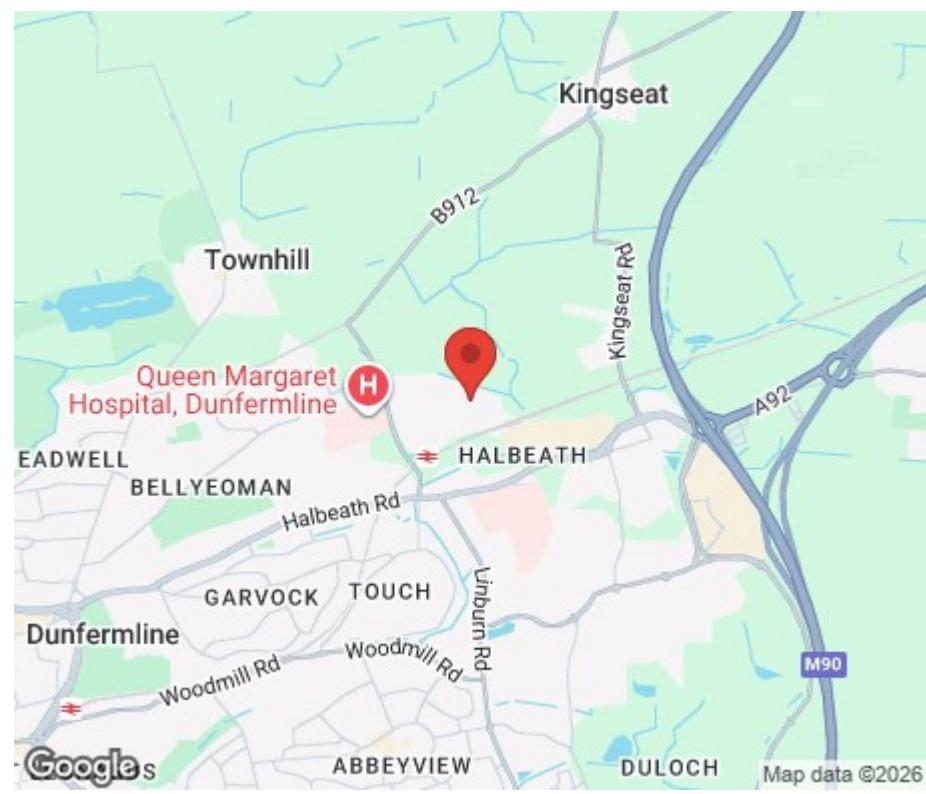
#### EXTRAS INC. IN SALE/AGENTS NOTE

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

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists.

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 owner will not warrant the working order of the fixtures and fittings or appliances which are included in the sale price.









Total Area: 69.7 m<sup>2</sup> ... 751 ft<sup>2</sup>



All measurements are approximate and for display purposes only

**Morgans**  
SOLICITORS



Ground Floor

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PROPERTY

SOLICITORS | PROPERTY

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