



Malcolm Jack
& Matheson

75 Garvock Hill, Dunfermline
KY12 7UT



**OFFERS OVER
£225,000**

**RARELY AVAILABLE TWO
BEDROOM DETACHED
BUNGALOW IN GARVOCK.
GARDENS. DRIVEWAY. SINGLE
GARAGE.**

**HALL
LOUNGE
KITCHEN
TWO DOUBLE BEDROOMS
BATHROOM
WELL KEPT GARDENS
DRIVEWAY
SINGLE GARAGE
GCH & DG
EPC - D**



SITUATION

Dunfermline is located approximately five miles north of the Forth Bridges and is particularly popular with commuters to Edinburgh and many parts of the central belt. Easy access can be gained to the M90 motorway with its direct links to the north and south of the Forth and Kincardine bridges. Dunfermline holds much historic interest and features a full range of shops, social and leisure facilities and educational establishments associated with a modern town. The local railway stations provide regular services to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both locally and nationally with park and ride facilities available at both Halbeath and Inverkeithing.

Schooling of good repute is available for both primary and secondary Education.

PROPERTY

75 Garvock Hill is a spacious two-bedroom detached bungalow situated in the heart of Garvock, ideally located close to well-regarded schools, excellent commuter routes, and the amenities of Dunfermline city centre, this property combines convenience with opportunity.

Beautifully maintained throughout, the property offers a bright and airy lounge, a fully fitted kitchen, two generously proportioned double bedrooms, and a modern bathroom. Further benefits include excellent storage space, gas

central heating, and double glazing throughout.

Externally, the property enjoys well-kept gardens to the front, side and rear. A driveway provides access to a single garage with an electric door, while an external storage cupboard offers additional practicality. There is also ample on-street parking directly outside the property.

ACCOMMODATION

ENTRANCE VESTIBULE

Cupboard housing fuse box and electric meter. Carpet. Door through to hall.



HALL

Built in airing cupboard. Hatch to roof space. Radiator. Carpet.

LOUNGE / DINING ROOM 5.30M X 4.20M (17'5" X 13'9")

Spacious lounge. Picture window with open views. Electric fire. Opaque glazed window to the side. Radiator. Carpet.

KITCHEN 3.00M X 3.00M (9'10" X 9'10")

Modern fully fitted kitchen with breakfast bar. Integrated sink and drainer, electric hob, oven, cooker hood, fridge and freezer. Free standing washing machine. Radiator. Vinyl tile effect flooring. Window to the front.

PORCH

Built in cupboard housing the boiler. Door out to the front, side and rear of the property.

BEDROOM 3.60M X 3.00M (11'10" X 9'10")

Double bedroom with built in double wardrobe with mirrored sliding doors. Window to the side. Radiator. Carpet.

BEDROOM 4.20M X 3.70M (13'9" X 7'10")

Double bedroom with window to the front. Built in double wardrobe. Radiator. Carpet.

BATHROOM

Modern white three-piece suite comprising bath with an electric shower, wash hand basin and W.C. Radiator. Opaque window to the front. Fitted mirror. Vinyl tile effect flooring.

GARDENS & GROUNDS

The property boasts well-maintained private gardens to the front, side and rear. The front garden features an attractive lawn with planted borders and provides access to a driveway leading to a single garage with an electric door. The rear garden is mainly laid to lawn and benefits from an external storage cupboard.

EXTRAS

All fitted carpets, floor coverings, fixtures and fittings are included in the sale together with the integrated kitchen appliances, and the free-standing washing machine.

VIEWING

By appointment. Contact Malcolm Jack & Matheson

ENTRY

Entry by mutual agreement

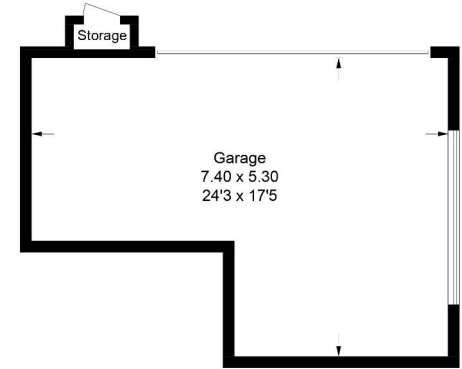
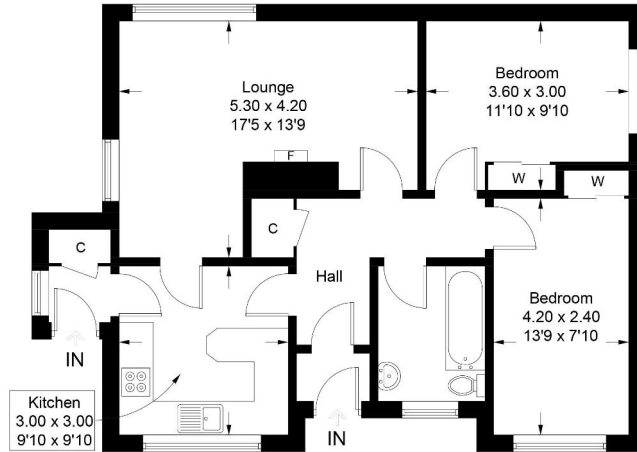
OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or email property@malcolmjacks.co.uk

Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

As this property is vacant, we have been unable to verify certain information, and none of the services, fittings, or equipment have been tested. No warranties of any kind are provided.

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



(Not Shown In Actual Location / Orientation)

VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

Malcolm Jack & Matheson

Walmer House, Walmer Drive, East Port,
Dunfermline KY12 7LH, Tel: (01383) 723444

malcolmjack.co.uk
enquiries@malcolmjack.co.uk

