



Morgans

PROPERTY

Wildene, 12 Ormiston Park, Dunfermline, KY12 0XG

Offers Over £184,950







## Welcome

### DESCRIPTION

SOLD AS SEEN. Well appointed within this quiet cul-de-sac of similar homes is this slightly elevated two bedroom semi detached bungalow, deceptively spacious and benefitting from generous gardens to the front and rear which are fully enclosed and easy to maintain. There is a side gate giving access to the pathway leading into town. Early entry is available and the subjects briefly comprise entrance vestibule, reception hallway, front facing lounge with views over towards the Pentlands, kitchen, two double bedrooms both with fitted wardrobes and shower room. The driveway gives access for many vehicles. The property is double glazed with gas central heating.





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

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

This property is being sold as seen 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 or white goods. 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.



## Dunfermline

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.

## Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.

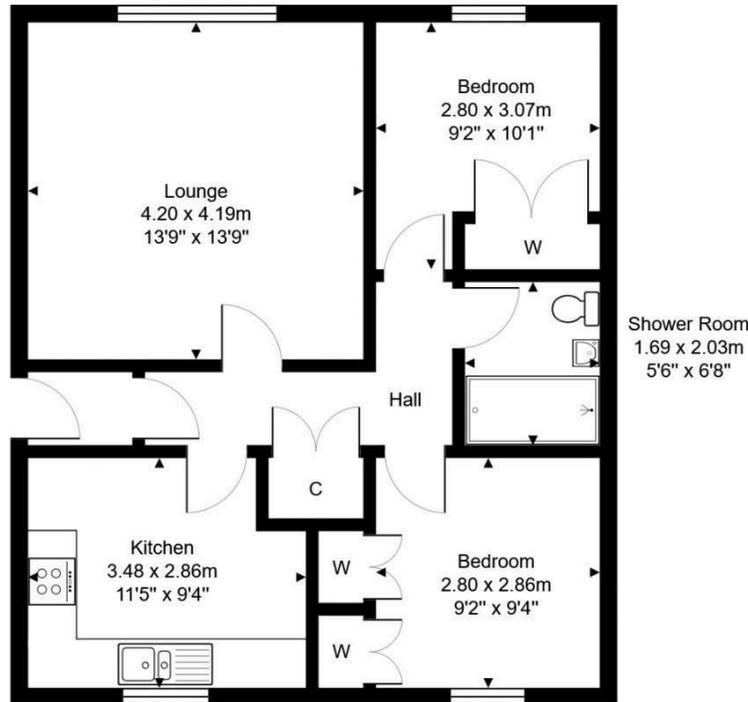


# 12 Ormiston Park, Dunfermline, KY12 0XG



Total Area: 59.2 m<sup>2</sup> ... 637 ft<sup>2</sup>

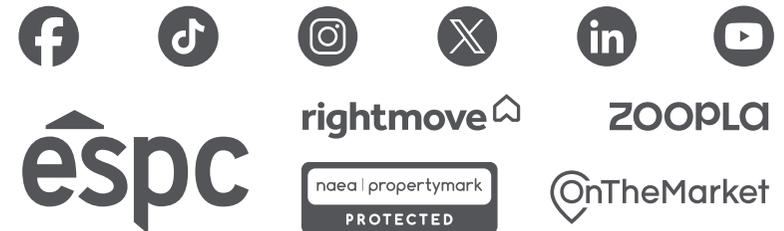
All measurements are approximate and for display purposes only



Ground Floor



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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.