



54 Garvock Terrace, Dunfermline, KY12 7UH

M o r g a n s

*Solicitors, Estate Agents &
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Excellent opportunity to acquire this superb family home built in the 1950s providing generous family accommodation over two levels with cellar/utility. The property is located in the prestigious Garvock area on an enviable corner plot with mature and well established gardens to the front, side and rear. The accommodation is a credit to the present owners offered in move in condition. Briefly comprising entrance vestibule, reception hall, lounge, dining room, fitted kitchen, family bathroom and four bedrooms with en-suite facilities. The property is double glazed with gas central heating. There is a driveway and single car garage. early viewing is highly recommended to appreciate this unique property which is rarely available in todays market. EPC RATING D.

Offers in the region of £199,950



LOCATION

The Royal Burgh 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. Dunfermline is located approximately five miles from the Forth Road Bridge 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 associated with a modern City. The local railway stations provide a regular service to Edinburgh with inter city links to other parts of the UK. There are regular and convenient bus services both local and national.

ENTRANCE

Entry to the property is gained via double secure timber storm doors leading into entrance vestibule with laminate flooring throughout. Internal feature glass door to reception hall. Cloaks cupboard. Telephone point. Radiator. Laminate flooring. Accommodation off. Staircase leading to upper level.

LOUNGE 18'3" X 12' (5.56m X 3.66m)

Front facing lounge with bow window and double panelled doors leading to dining room. The main focal point of the room is the living flamed gas fire with marble hearth and decorative surround. Two radiators.

DINING ROOM 10'2" X 10' (3.10m X 3.05m)

Leading through from the lounge and interconnecting to the kitchen, the dining room has ample space for dining table and chairs or could be utilised as a family area if required. Quarry tiles to floor. Radiator.

KITCHEN 10'2" X 9' (3.10m X 2.74m)

Modern and stylish fitted kitchen with ample base and wall units. Complementary worktops and fully tiled to all splash areas. Integrated appliances include gas hob and oven with double circular stainless steel sink with

mixer tap together with integral dishwasher and fridge freezer which is included in the sale price. Internal door to pantry for additional storage which is tiled. Secure timber door to rear gardens with stone steps leading down.

BEDROOM 1 13'7" X 9'8" (4.14m X 2.95m)

Well presented and in good decorative order, double rear facing bedroom with triple mirrored wardrobes providing excellent hanging and shelving space. Laminate flooring. Radiator.

BEDROOM 2 12'3" X 9'1" (3.73m X 2.77m)

Second double bedroom is well presented and in good decorative with ample room for free standing furniture. Carpeted. Radiator.

FAMILY BATHROOM 8' X 5'6" (2.44m X 1.68m)

Located on the ground floor the family bathroom comprises three piece suite with corner bath and ceramic tiles with tiling to splash areas. Shower over bath(off mains). Vanity mirror. Radiator.

UPPER LEVEL

Carpeted staircase with balustrade and turn spindles leads to the upper landing. Carpeted throughout.

BEDROOM 3 15' X 9'4" (4.57m X 2.84m)

Generously proportioned third double bedroom with storage cupboard leading into the eaves. Laminate flooring. Radiator.

BEDROOM 4 14'8" X 11' (4.47m X 3.35m)

The fourth double bedroom has built in double wardrobes providing excellent hanging and shelving space. Carpeted. Radiator.

EN-SUITE FACILITIES

The en-suite is fully tiled comprising wc and wash hand basin with built in vanity units and vanity mirror. Electric shower fully tiled throughout with extractor fan.

CELLAR/UTILITY

Well appointed and ideal as a utility room, plumbed for automatic washing machine and dryer with stainless

steel sink. Ideal for additional storage. Outdoor wear, tools etc. Vinyl flooring throughout. Houses the combi boiler.

GARDENS AND GROUNDS

The property is situated on an enviable corner plot, surrounded by mature trees, plants and herbaceous borders. The rear section of garden is mainly laid to lawn with rotary dryer and patio area ideal in the summer months for garden furniture/alfresco dining. The front and side gardens are well maintained providing a child and pet safe environment.

GARAGE/DRIVEWAY

There is a single car garage with automatic doors. The garage and driveway are access via Lambert Drive. There is parking for one vehicle and ample visitors parking.

EXTRAS INCLUDED IN SALE

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

TRAVEL DIRECTIONS

From Dunfermline head east via Appin Crescent at the mini roundabout take the second exit into Garvock Hill and the first direct left into Garvock Terrace where the property is situated on the left hand side has sign posted.

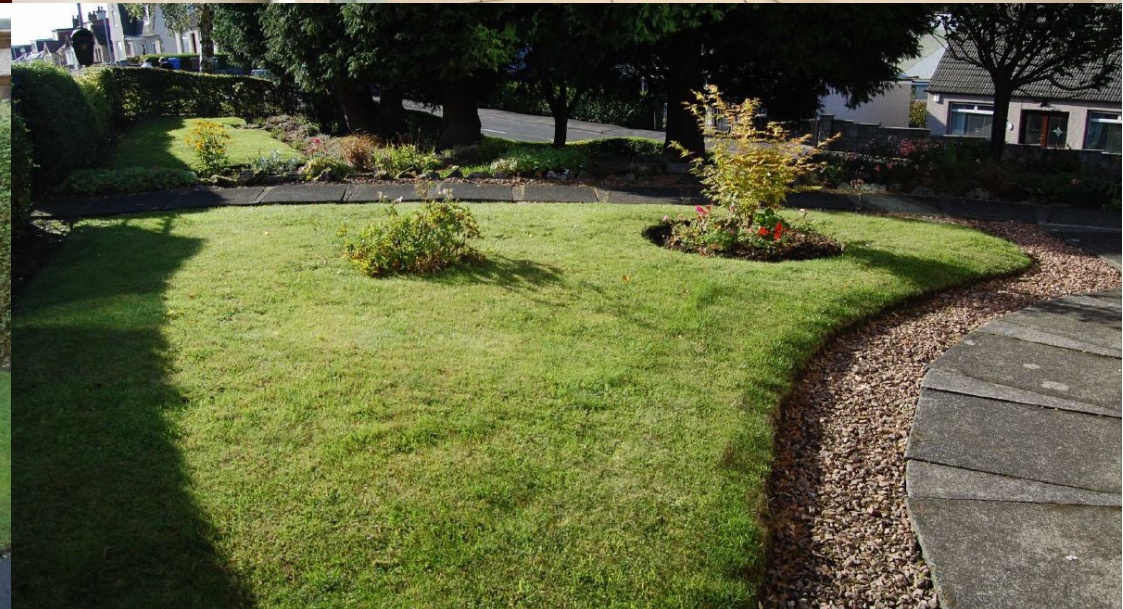
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