



Morgans
PROPERTY

7 Yetholm Park, Dunfermline, KY12 7XR
Offers Over £320,000







Absolutely stunning extended detached bungalow which is a credit to the present owner and is offered in move in condition with quality fixtures and fittings throughout. The property has excellent outdoor space, enclosed grounds providing a child and pet safe environment with lovely grass lawns, plants and herbaceous borders with large patio and seating areas. Yetholm Park is adjacent to McKane Park and a five minute walk to Pittencrieff Park and city centre. The subjects briefly comprise entrance vestibule, inner hallway, lounge with feature fireplace, separate dining room which could be a further bedroom, fitted kitchen, two double bedrooms with built in wardrobes leading to office space and step down to family room which could be a further bedroom. A stylish bathroom with overhead off mains shower completes the property. Driveway for several vehicles leads to detached single garage. The property is double glazed with gas central heating.





LOCATION

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.

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 to the interlinked system installed in this property.









Total area: approx. 113.5 sq. metres (1222.1 sq. feet)

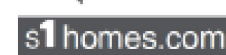


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33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



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