



12 Dunipace Crescent, Dunfermline, KY12 7LZ  
Offers Over £270,000











CLOSING DATE MONDAY 02 SEPTEMBER 2024 @ 12 NOON We are delighted to bring to the market this charming detached villa within sought after area close to schooling and all amenities, within walking distance making this an excellent family home with flexible accommodation. There are landscaped gardens to the front and rear, easy to maintain and well established providing a child and pet safe environment and garden room providing additional accommodation. The property briefly comprises entrance hallway, lounge/diner leading to conservatory, fitted kitchen, utility and wc on the ground floor. On the upper level there is principal bedroom with en-suite, two further bedrooms and four piece family bathroom. Excellent storage throughout. The property is double glazed with gas central heating and there is a EV charging point to the front. Driveway leads to integrated garage.







## 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, oven and fridge/freezer.

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.





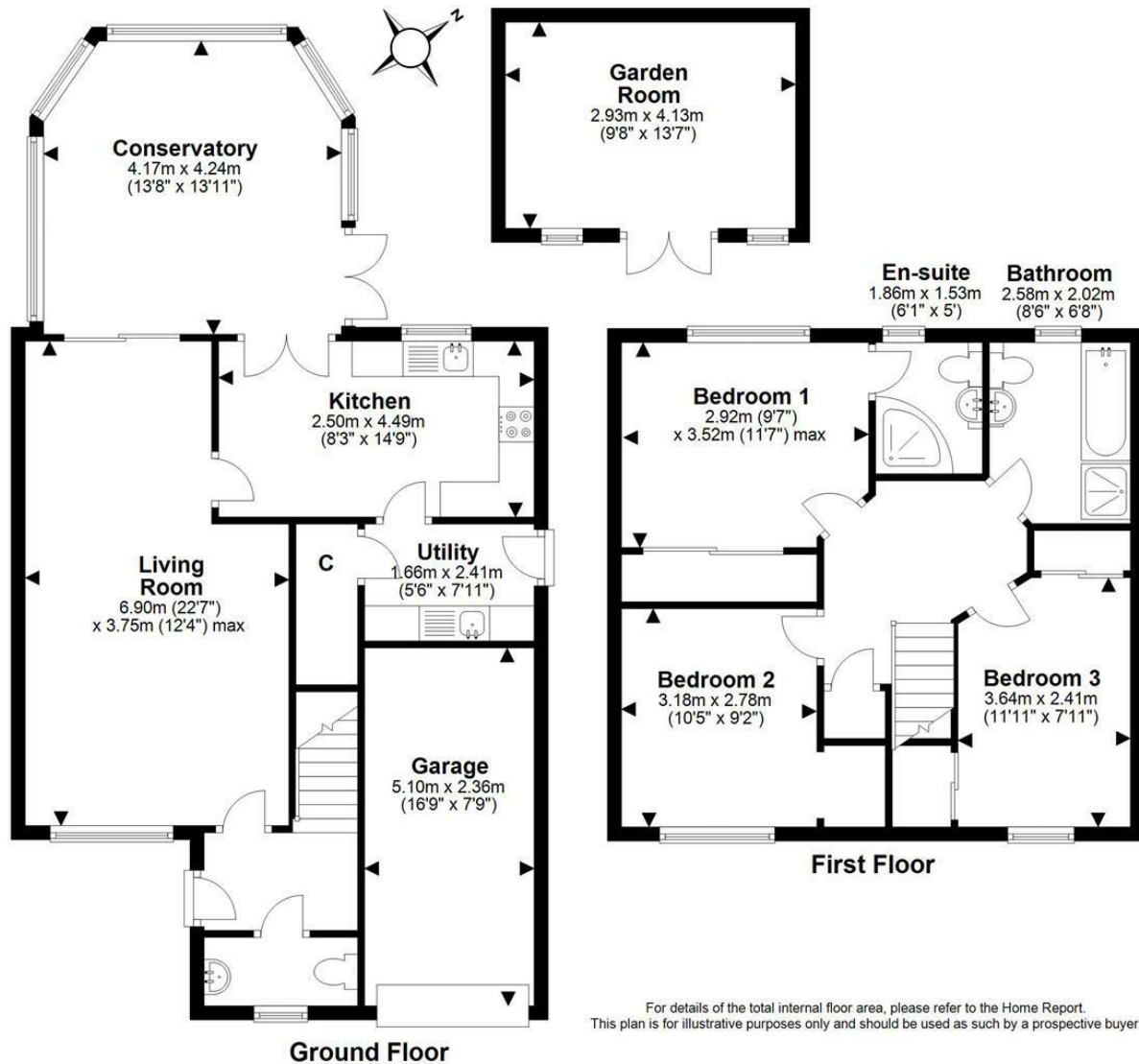












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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have 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.