



Morgans
PROPERTY

50 Garvock Hill, Dunfermline, KY12 7UU
Offers Over £725,000

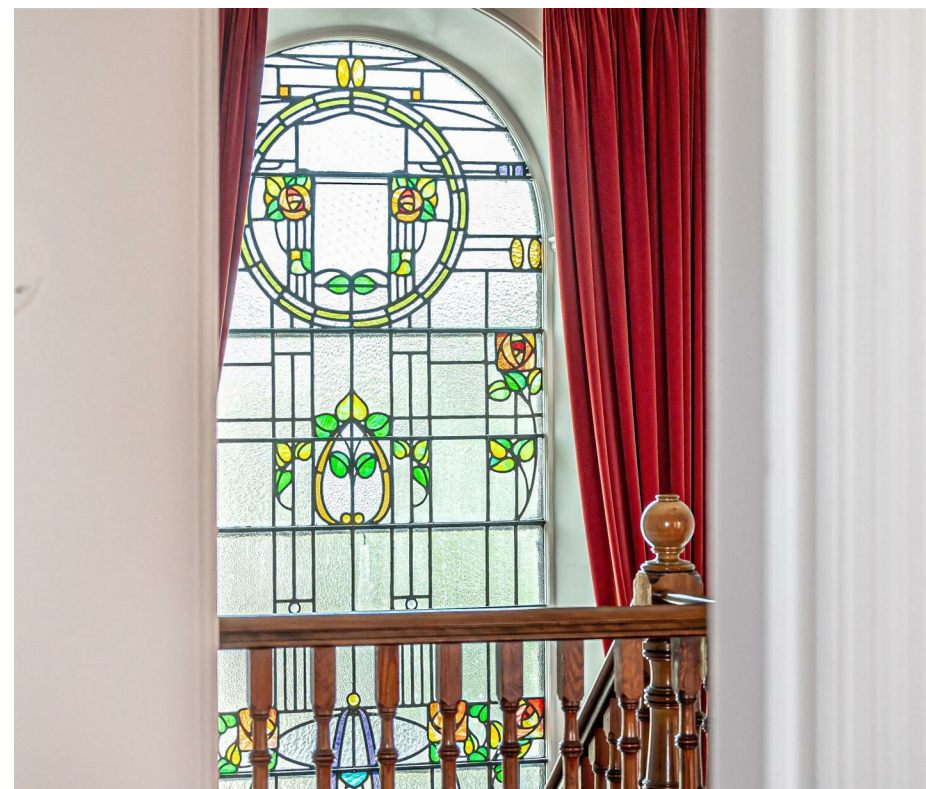






CLOSING DATE FRIDAY 20 SEPTEMBER 2024 @ 12 NOON Yorkston has been in the family for almost 50 years, built in 1910 for the Sheriff of Fife and Kinross, this magnificent home was designed to impress the owners with its exquisite period features and extensive private grounds which we believe to be the largest on Garvock Hill. It has an enviable position affording fabulous panoramic views towards the Forth Bridges and Pentland Hills. The grounds are beautifully maintained and extensive with walled garden and detached outhouse/office. The gardens are bounded by mature trees with an abundance of herbaceous borders, plants and mature lawns with large patio area, an idyllic setting to entertain family and friends. The driveway with secure double gates gives access to several vehicles with car port and detached double garage with power and light. The subjects are well presented with an abundance of key features including original cornicing and fireplaces to name but a few. The accommodation briefly comprises entrance vestibule, hallway leading to boot room and w.c facilities, formal lounge, drawing room, dining room, conservatory and Clive Christian bespoke dining kitchen with utility room, wine cellar and shower room off. On the first floor there are four double bedrooms, study or dressing room and four piece bathroom. The top floor comprises two further double bedrooms and four piece bathroom which completes this most flexible of homes. The property has gas central heating and has a mix of part and secondary glazing throughout. Early entry is available.





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. Please note the bus route at Pitbauchlie Bank goes to Dollar Academy.

EXTRAS INC. IN SALE / AGENTS NOTE

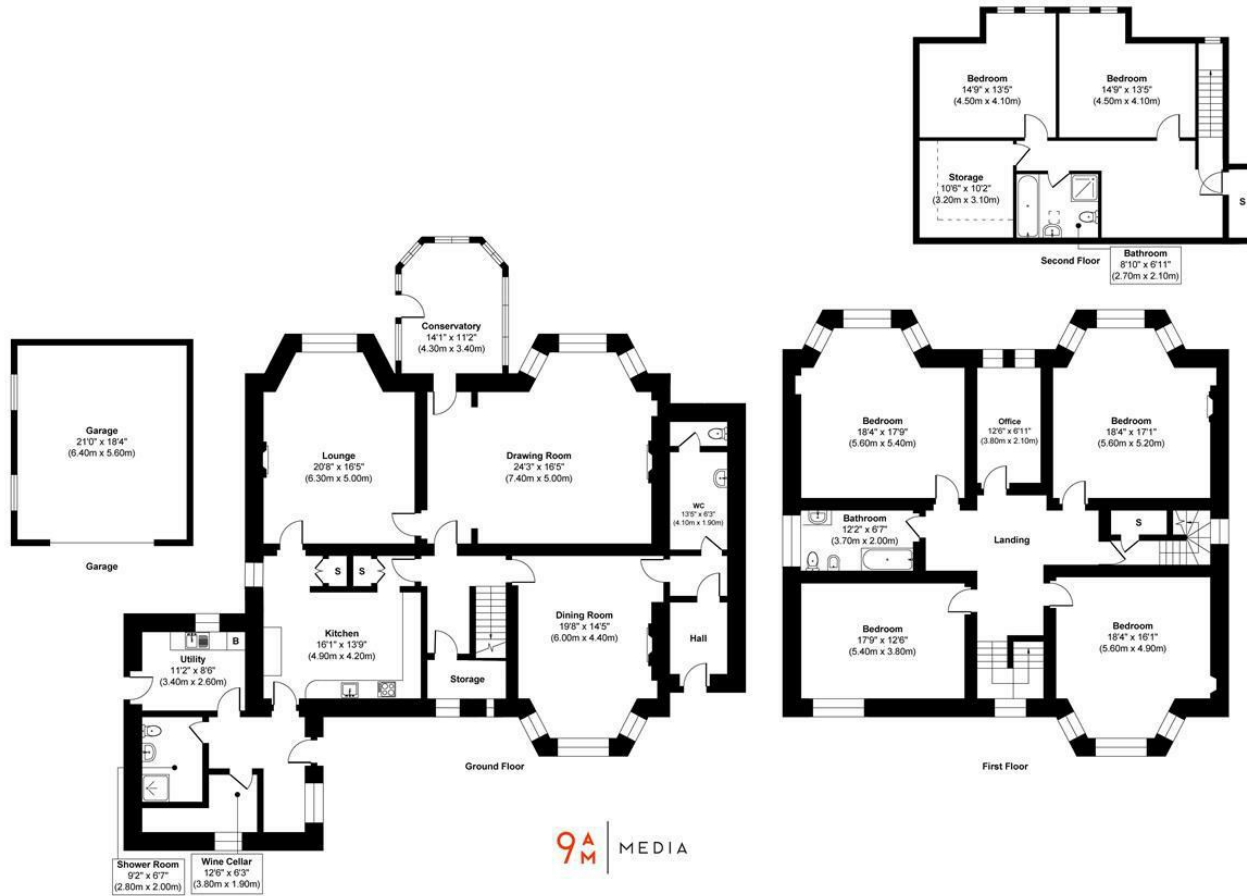
All floor coverings, blinds, drapes, integrated appliances and white goods together with outbuilding are included in the sale. Please note items of furniture can be included by negotiation. No warranty will be given on any electrical items.

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.









Approx. Gross Internal Floor Area 5109 sq. ft / 474.63 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

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PROTECTED

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.