



Morgans
PROPERTY

6 Bridges View, Dunfermline, KY12 0GA

Offers Over £355,000







We are pleased to bring to the market the opportunity to purchase this spacious detached executive bungalow, with feature conservatory, namely 'The Shetland' situated within the popular residential estate built by Thistle Homes, finished to a high standard of quality fixtures and fittings throughout and occupying an enviable corner plot. The property is ideally situated, within walking distance to Dunfermline Queen Margaret Rail Station, providing an ideal commuter base to Edinburgh. The subjects are offered in good condition briefly comprising entrance vestibule, split level lounge/dining room, Shaker dining kitchen with underfloor heating and Corian worktops installed in 2016 with integrated Neff and Bosch appliances. A separate utility room leads to conservatory and integral garage. The inner hall leads to four bedrooms with master en-suite (anti-steam vanity mirror) and family bathroom. Access to attic. There are attractive landscaped gardens to the front side and rear, together with summerhouse installed in 2020 with power. The gardens are enclosed to the rear providing a child and pet safe environment with paved patio, an idyllic haven, with mature lawn, plants and trees surrounding. A monobloc driveway with single car garage with electric up and over door completes the accommodation. The property is double glazed with gas central heating. Early entry 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.

EXTRAS INC. IN SALE/AGENTS NOTE

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

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. Any intending purchaser will require to accept the position as it exists.

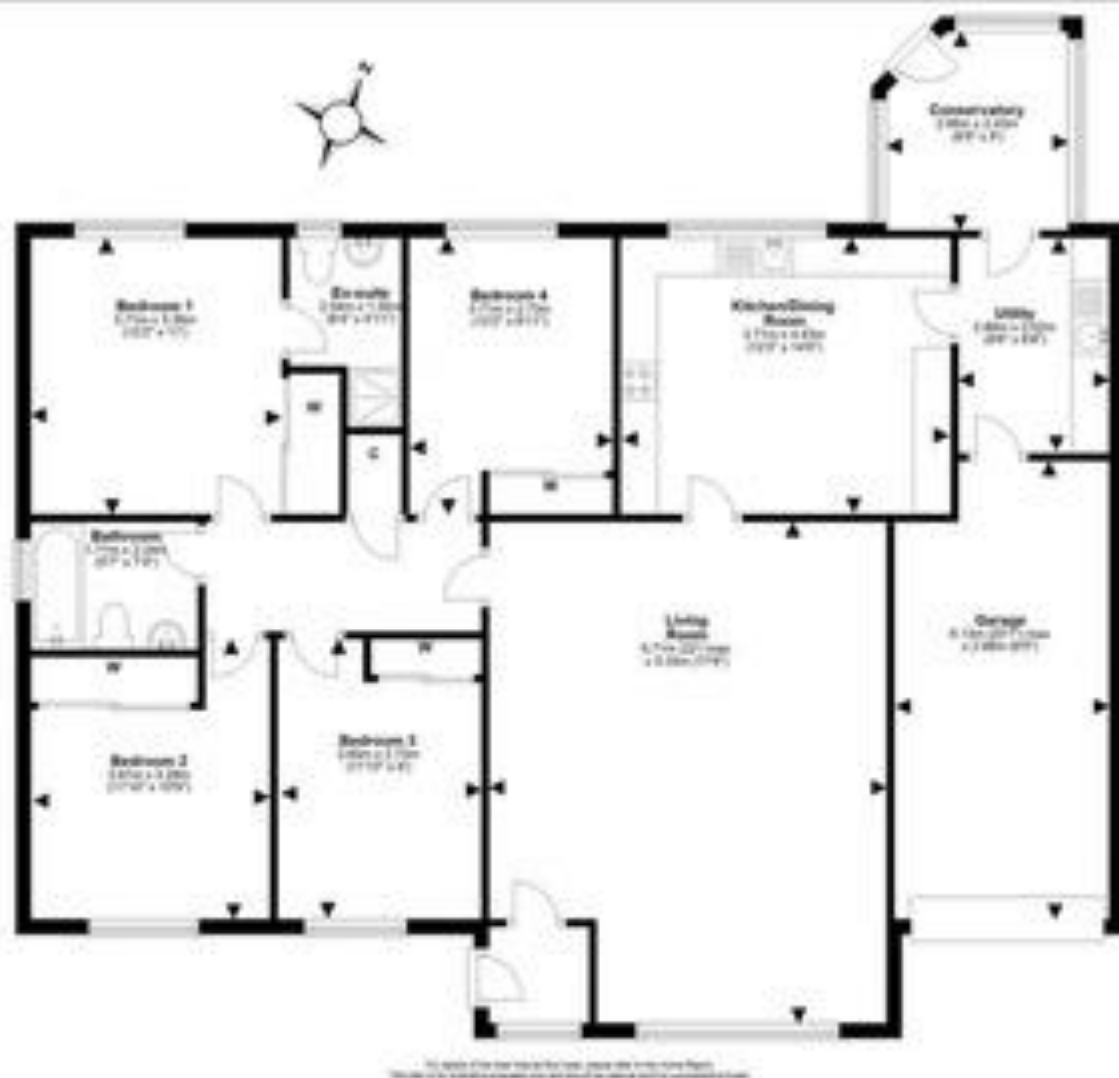
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.











No part of this floor plan or any other part of this advertisement should be used for any purpose other than that for which it is intended.



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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 but as 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.