



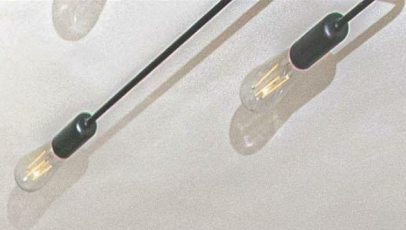
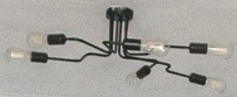
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PROPERTY

155 Sir George Bruce Road, Oakley, KY12 9QT

Offers Over £120,000







CLOSING DATE SET FOR THURSDAY 9TH JANUARY 2025 @ 12 NOON - Occupying an enviable corner plot this property is a spacious three bedroom end terraced villa. Entrance hallway leads to large lounge/diner with feature fireplace and a well-proportioned kitchen on the ground floor. On the upper level principal bedroom, two further bedrooms and family bathroom. Access to attic, perfect for storage or potential development. This home provides versatile living space, ideal for families. Gardens to the front, side and rear with woodland backdrop giving excellent outdoor space. Essential viewing.





## LOCATION

The property is located in Oakley, which is a small village community located only five miles west of Dunfermline past the villages of Carnock and Gowkhall. There is an abundance of amenities within the village including a health centre, chemist, post office, and variety of shops for everyday necessities, two primary schools and nursery. All these facilities are within walking distance and a regular and reliable bus service, which passes, provides quick and easy access into Dunfermline City Centre where a more extensive range of shopping, leisure and recreational facilities can be found.

## EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds and bathroom 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.





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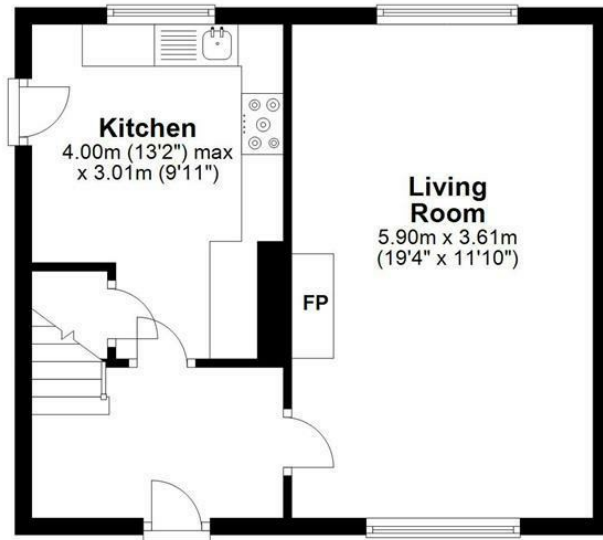
Yes!



# Sir George Bruce Road, KY12 9QT

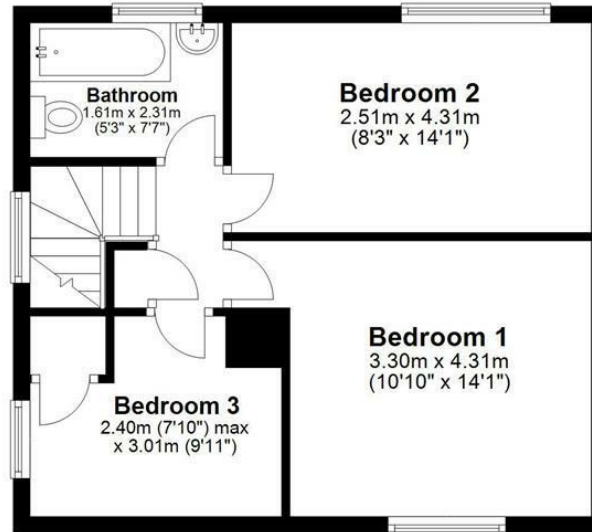
## Ground Floor

Approx. 39.6 sq. metres (426.7 sq. feet)



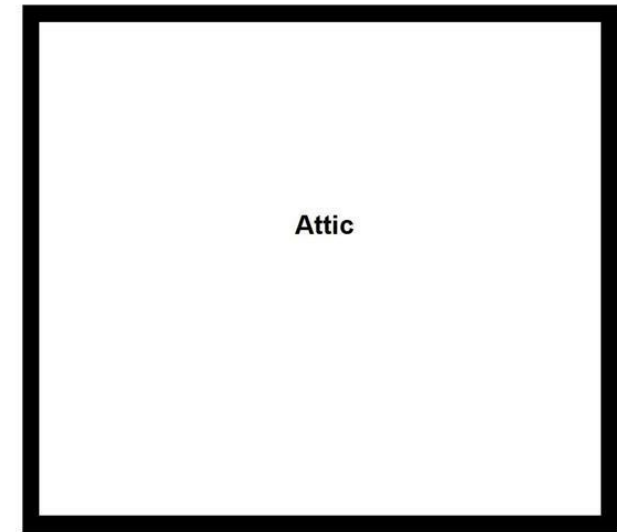
## First Floor

Approx. 39.6 sq. metres (426.7 sq. feet)



## Attic

Approx. 39.6 sq. metres (426.7 sq. feet)



Total area: approx. 118.9 sq. metres (1280.0 sq. feet)



SOLICITORS | 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.