



Morgans

PROPERTY

22 Thimblehall Drive, Dunfermline, KY12 7UD

Offers Over £249,950





Three-bedroom semi detached home with basement room and adjoining shower room



Two generous first floor bedrooms



Lounge and dining area



Bathroom



Kitchen



Garage



EPC Rating - D



Council Tax Band - E





Welcome

This semi detached home offers substantial and versatile accommodation across two principal floors and a basement level, extending to approximately 1,732 sq ft in total — an impressive footprint for a three-bedroom property. The property requires upgrading and the ground floor provides a good size living room extending to over 21 feet with kitchen, bathroom, and a third double bedroom. The layout is open and generously proportioned, with the living room in particular offering outstanding space for family life and entertaining. The first floor comprises two large double bedrooms, with under eave storage. The basement level provides a further public room and would be ideal as office/gym or further lounge room extending to over 20 feet leading to a shower room. The gardens and grounds are mature and well stocked providing an idyllic haven and a child and pet safe environment. The driveway gives access for several vehicles leading to single garage. Situated in the Garvock area of the city which is sought after and conveniently placed for local amenities, schools, and transport links.





EXTRAS INC. IN SALE/AGENTS NOTE

All floorcoverings, 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 that any interlinked system has been installed in this property and interested parties should make their own enquiries.



Dunfermline

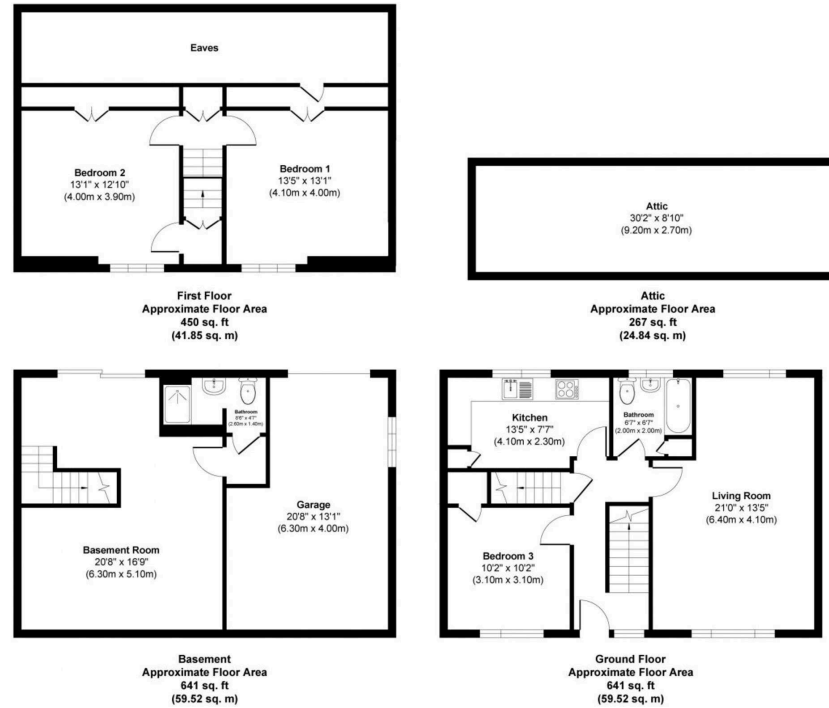
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace 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.

Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



Thimblehall Drive, Dunfermline KY12 7UD



Approx. Gross Internal Floor Area 1999 sq. ft / 185.73 sq. m

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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.