



Morgans

PROPERTY

70 Scotland Drive, Dunfermline, KY12 7TP

Offers Over £285,000





Four-bedroom semi-detached home



Ground floor bathroom



Lounge and large kitchen



En suite to principal bedroom



Flexible dining room/bedroom



Detached garage



EPC Rating -



Council Tax Band -



## Welcome

This four-bedroom semi-detached home offers well-proportioned and versatile accommodation over two floors, extending to approximately 1,024 sq ft and suitable for a family seeking practical living space in the popular Garvock Estate in Dunfermline. The ground floor provides a lounge, fitted kitchen, ground floor bathroom, bedroom and a flexible room currently noted as a dining room/bedroom — well suited as a guest room, home office, or additional reception space. A built-in storage cupboard and a wardrobe in the hall complete this level. The first floor comprises two further bedrooms, both of impressive proportions extending to over 15 feet in length. The principal bedroom benefits from its own private en suite, and a store room on this level adds useful additional space. Driveway leads to detached garage provides secure parking or additional storage and there are well maintained landscaped gardens to the front and rear with additional outdoor garden room.





## **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

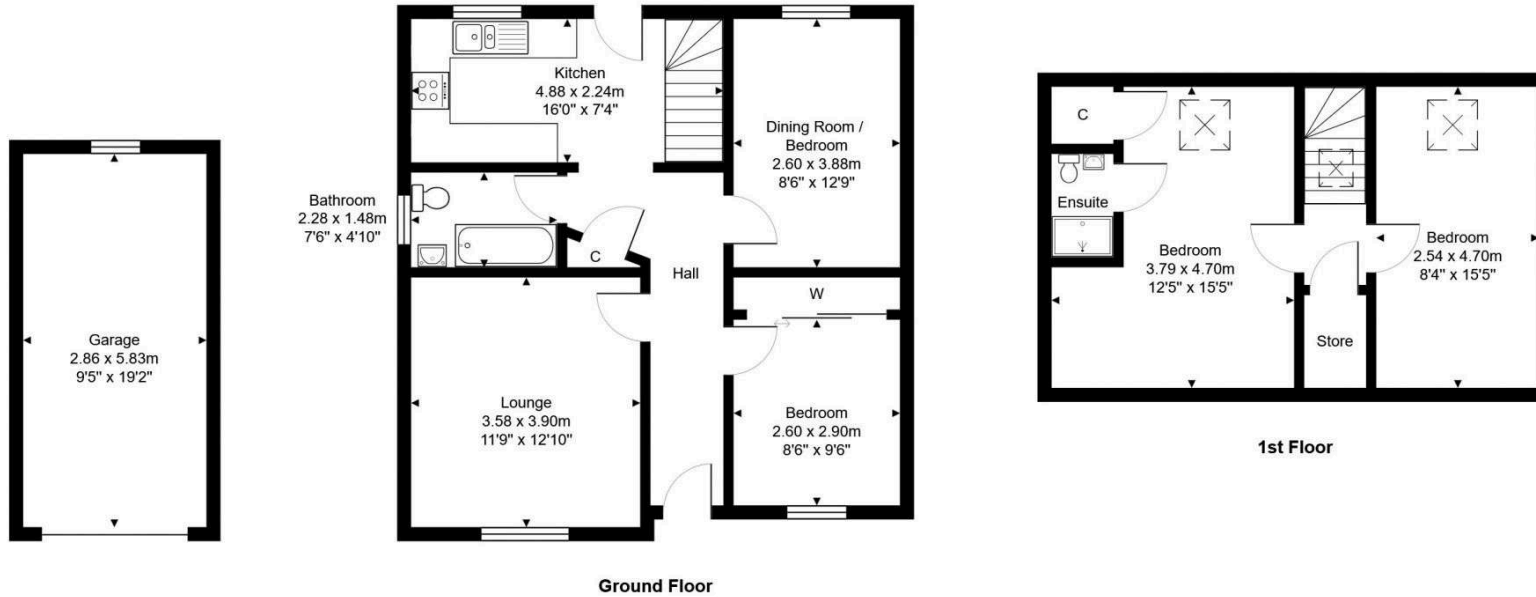
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.

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Total Area: 95.1 m<sup>2</sup> ... 1024 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only



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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.