



Morgans

PROPERTY

37 Halbeath Road, Dunfermline, KY12 7QZ

Offers Over £315,000





Three-bedroom semi-detached home



Large living room and dining room



Ground floor W.C.



EPC Rating -



Kitchen and utility room



First floor shower room and W.C.



Attic room with potential



Council Tax Band -

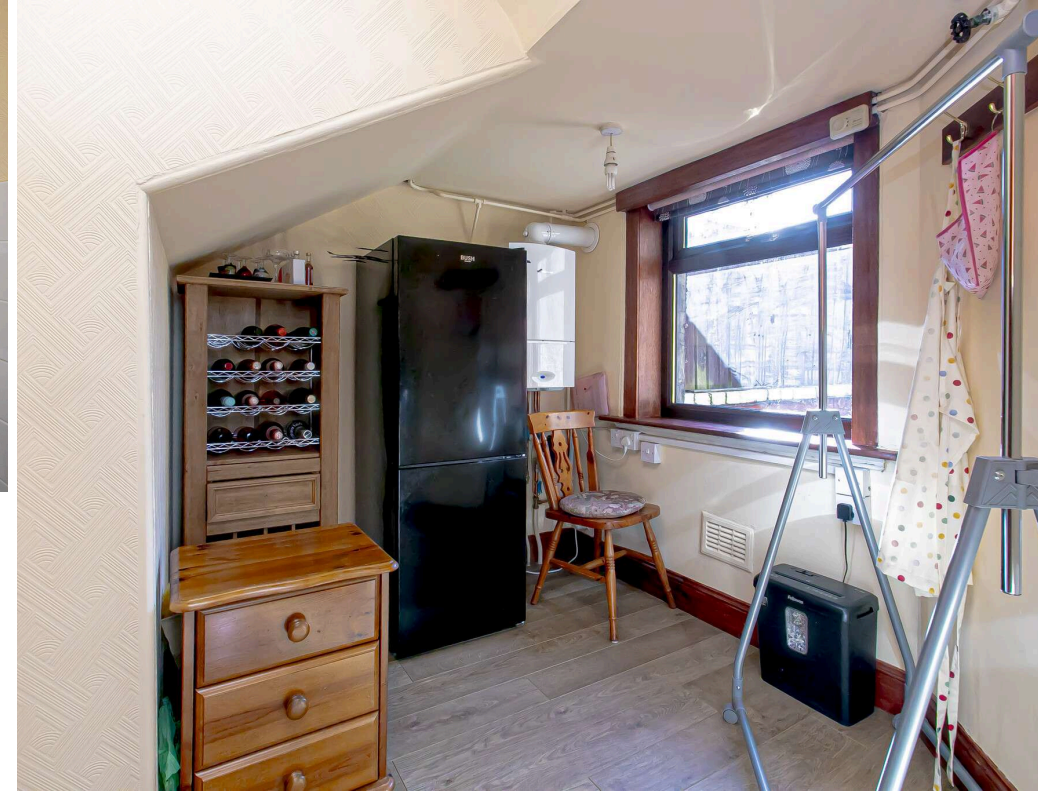




Welcome

This period three-bedroom semi-detached home offers generous and versatile accommodation over two floors plus an attic room, extending to approximately 1,573 sq ft in total. With well-proportioned rooms throughout, the property is well suited to a family seeking space and flexibility. The ground floor provides a large living room, separate dining room, fitted kitchen, utility room along with a ground floor W.C. The layout is practical and spacious, offering good separation between the main living and kitchen areas. The first floor comprises three bedrooms - including a particularly generous principal bedroom - and a shower room with an adjacent W.C. All three bedrooms are of a comfortable size for family use. A converted attic room provides useful additional space, suitable as a home office, hobby room, or occasional bedroom, subject to requirements. The property has private landscaped gardens to front and rear which includes a summerhouse and shed. Situated on Halbeath Road Dunfermline it is conveniently placed for local amenities including schools and transport links, Aldi Iceland and petrol station/post office. Parking is on street.





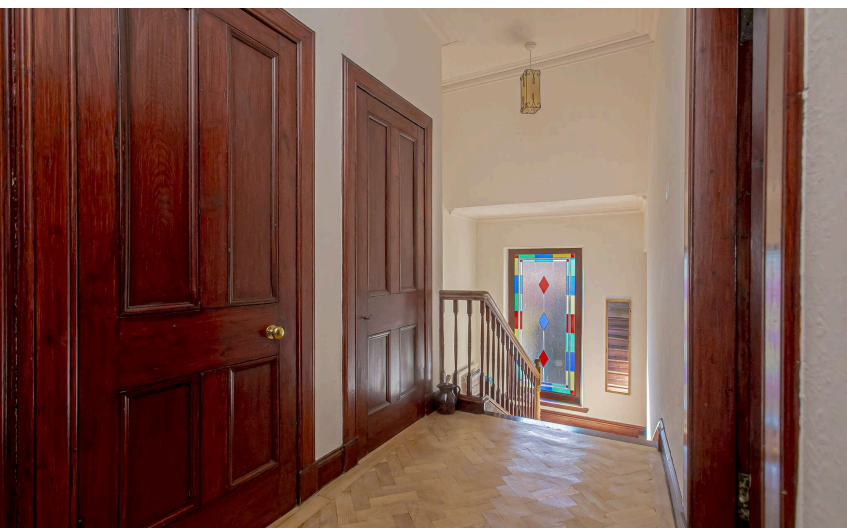
EXTRAS INC. IN SALE/AGENTS NOTE

All floorcoverings, blinds, bathroom and light fittings together with integrated appliances. Summerhouse and Shed included.

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.







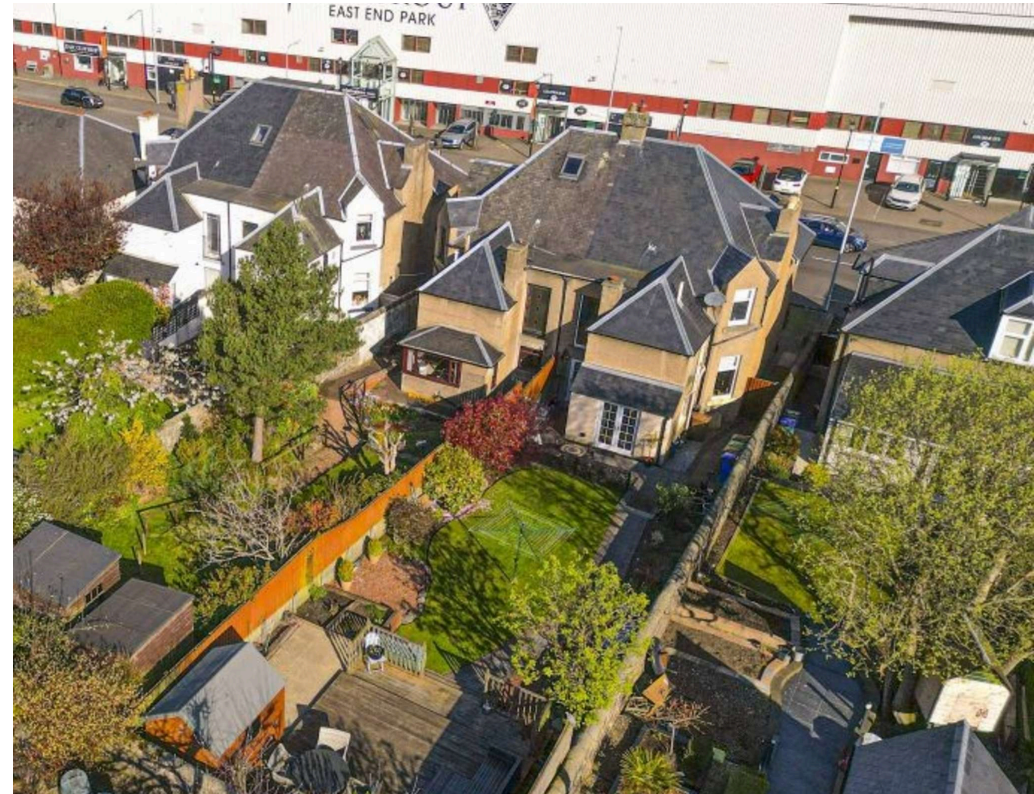


Dunfermline

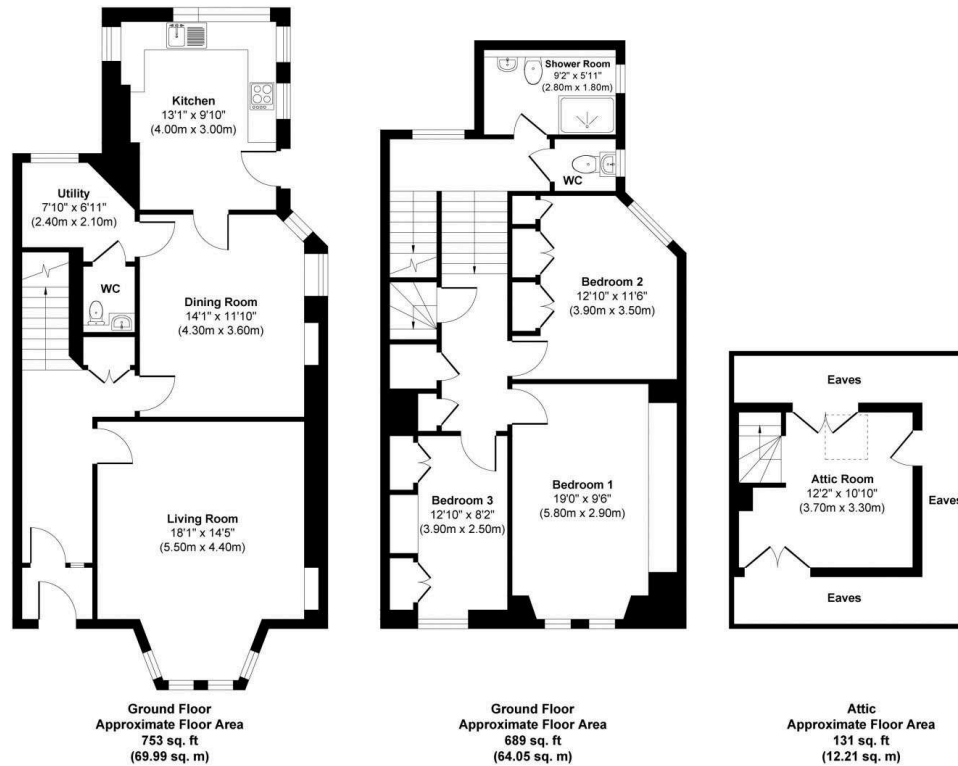
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace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



Halbeath Road, Dunfermline, KY12 7QZ



Approx. Gross Internal Floor Area 1573 sq. ft / 146.25 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.