



Morgans

PROPERTY

25 Thimblehall Drive, Dunfermline, KY12 7RH

Offers Over £260,000



3



2



1



C



Three double bedroom detached home



Large breakfasting kitchen



Spacious living room



EPC Rating - C



Ground floor bedroom and shower room



En suite to principal bedroom



Detached garage



Council Tax Band - E





Welcome

This three-bedroom detached home offers well-proportioned and versatile accommodation over two floors, extending to approximately 1,236 sq ft and suitable for a family or those seeking flexible living arrangements. The ground floor provides a large breakfasting kitchen extending to nearly 18 feet, a spacious living room, a ground floor double bedroom, and a shower room - a practical layout that offers excellent flexibility, with the ground floor bedroom well suited to a guest room, home office, or accommodation for those requiring level living. The first floor comprises two further double bedrooms and wc. The principal bedroom is a particularly impressive room extending to over 15 feet, with its own private en suite. The second double bedroom is also a comfortable double, with built-in storage provided to both bedrooms. A well sized floored attic space with Ramsey ladder. A driveway leads to detached garage provides secure parking or additional storage and gas central heating. There are beautifully maintained gardens to the front and rear with patio area and shed. The property also has planning permission for an extension to the side, information available. Situated in Dunfermline, KY12 7RH, the property is 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

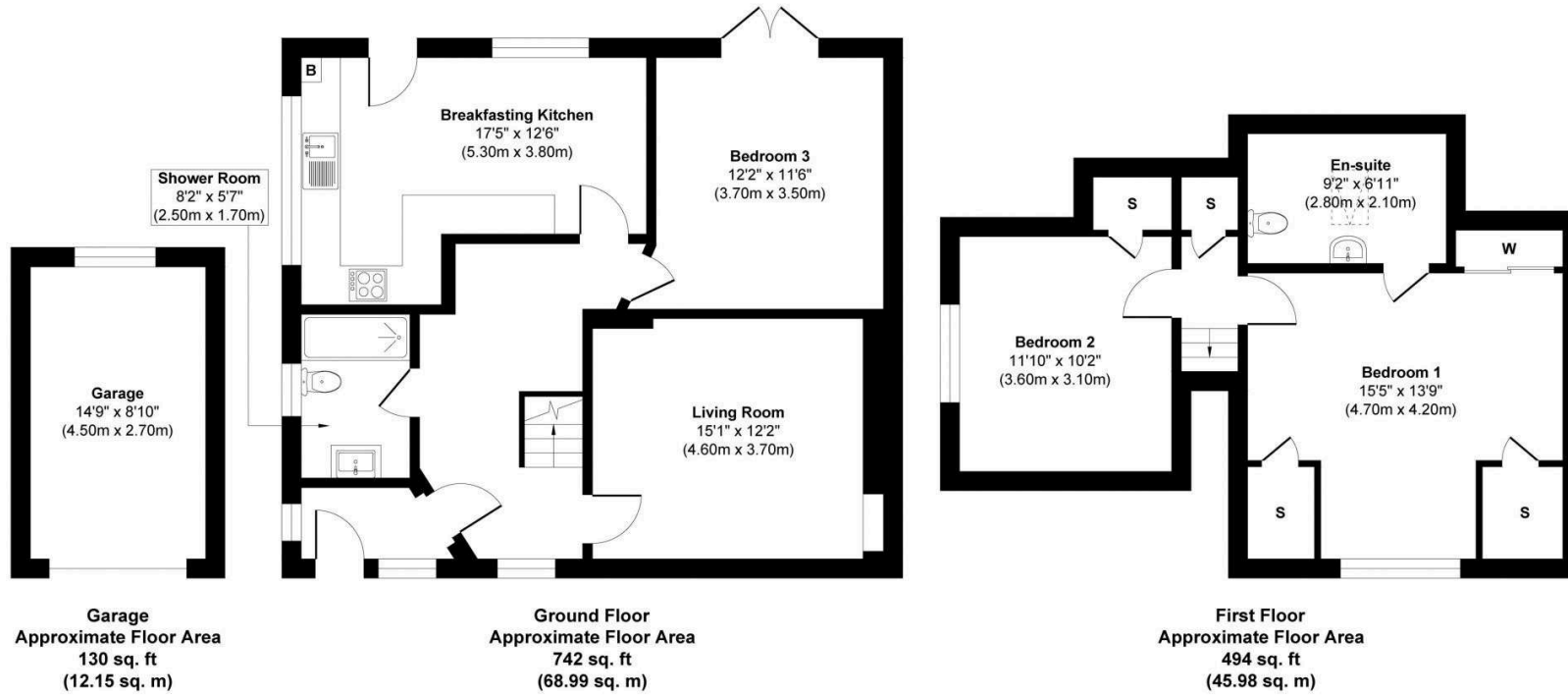
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace 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 7RH



Approx. Gross Internal Floor Area 1366 sq. ft / 127.12 sq. m
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SOLICITORS | PROPERTY
33 East Port, Dunfermline, Fife, KY12 7JE
Tel: 01383 620222 Fax: 01383 621213
www.morganlaw.co.uk



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.