



Morgans

PROPERTY

10 Touch Wards, Dunfermline, KY12 7TG

Offers Over £189,950





Two bed semi detached bungalow



Two bedrooms with wardrobes



Lounge



Modern shower room



Separate kitchen



Detached single garage



EPC Rating -



Council Tax Band -



Welcome

Rare opportunity to purchase this two-bedroom semi detached bungalow, offering comfortable single-level living throughout one of Dunfermlines most popular residential areas. With all accommodation on the ground floor, this property is ideally suited to downsizers, retirees, or anyone seeking easy, step-free living without compromise on space. There are good sized easy to maintain gardens with detached outbuilding for storage. The hallway leads through to a good sized lounge. The separate kitchen is neatly fitted and provides all the practical storage and workspace needed for day-to-day use. There are two bedrooms, both with built-in wardrobes, served by a modern shower room fitted with a shower enclosure, WC, and wash hand basin. A useful hall cupboard provides additional storage and attic. A detached single garage with double driveway completes this home. The property benefits from easy access to a wide range of amenities, schools, and transport links including the M90 motorway and local rail services, making it a convenient choice for commuters to Edinburgh and across the Central Belt.





EXTRAS INC. IN SALE/AGENTS NOTE

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

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists.

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.



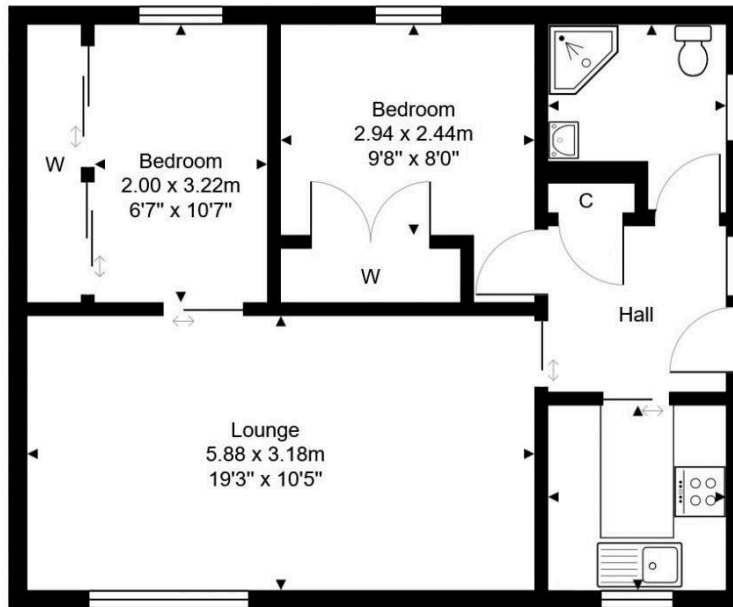
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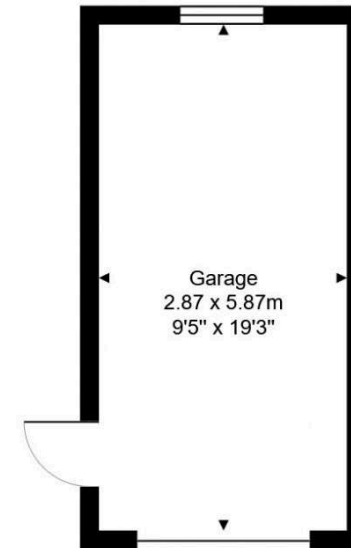
Total Area: 70.0 m² ... 754 ft²



All measurements are approximate and for display purposes only



Shower Room
2.06 x 2.26m
6'9" x 7'5"

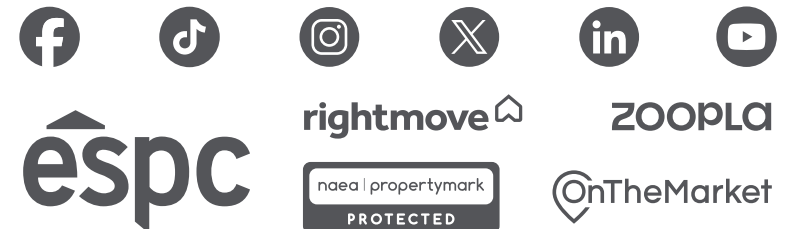


Kitchen
2.06 x 2.14m
6'9" x 7'0"

Ground Floor



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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.