



Morgans

PROPERTY

24 The Heathery, Dunfermline, KY11 8TS

Offers Over £340,000







Impressive detached bungalow



Generous 12ft kitchen



22ft lounge/dining room



Three bedrooms with wardrobes



Conservatory



Family shower room



EPC Rating -



Council Tax Band -





## Welcome

An impressive three-bedroom detached bungalow offering over 1,120 square feet of generous single-level accommodation in an executive estate built by Thistle Homes. With a spectacular open-plan living space, a conservatory, and three well-sized bedrooms, this property is an outstanding choice for families, downsizers, or anyone seeking spacious and comfortable step-free living. The standout feature of this home is the open-plan lounge and dining room — extending to an exceptional 22 feet — a wonderfully bright, versatile, and generously proportioned space that truly is the heart of this home. A well-appointed 12-foot kitchen provides ample storage and worktop space, whilst a charming conservatory creates a lovely additional living area with a beautiful outlook throughout the year. A built-in hallway cupboard ensures good everyday storage. Three well-proportioned bedrooms — all with built-in wardrobes — are served by a stylish shower room. The principal bedroom is a generous room extending to over 12 feet, whilst two further bedrooms provide comfortable and flexible accommodation throughout.







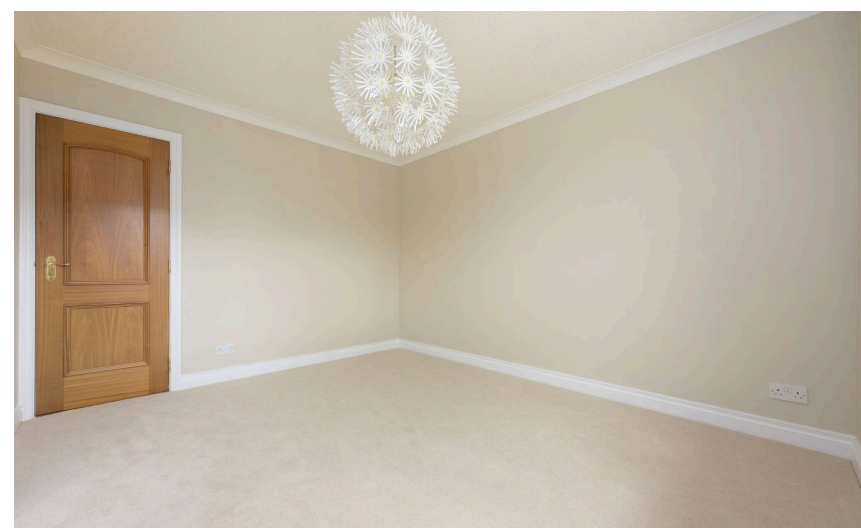
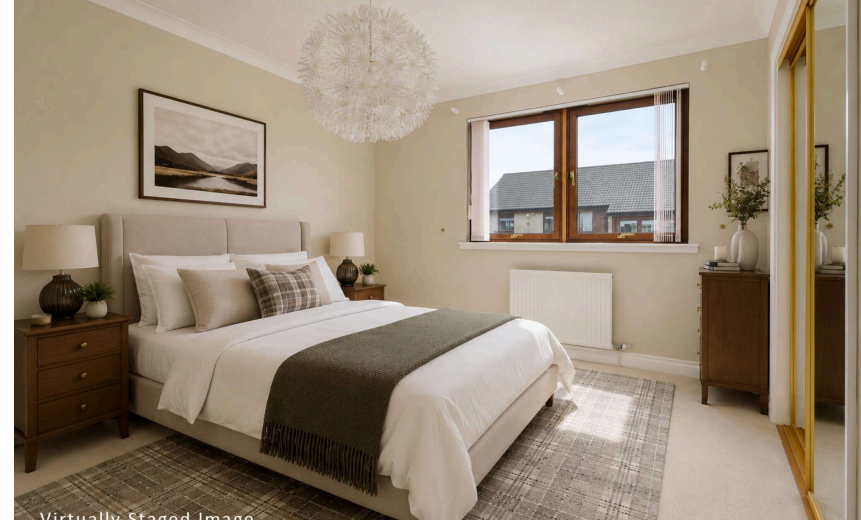
### **EXTRAS INC. IN SALE/AGENTS NOTE**

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

Once the ancient capital of Scotland and now a proudly crowned city - earning its official status in May 2022 during the Queen's Platinum Jubilee celebrations - Dunfermline is a place where history runs deep and ambition runs deeper. This is the city that gave the world Andrew Carnegie, where King Robert the Bruce rests beneath the arches of its magnificent Abbey, and where medieval streets now hum with modern energy. Steeped in heritage yet firmly forward-looking, Dunfermline blends the grandeur of Carnegie's Birthplace Museum, the Abbey and Abbot House with the contemporary vision of the Carnegie Museum and Library - a city that wears its past proudly while embracing its future. Dunfermline is ideally placed. Just five miles from the iconic Forth Bridges, it offers effortless access to Edinburgh via the M90, with swift onward links to Perth, Dundee, Stirling, Glasgow and beyond. Two railway stations deliver regular services into the capital and intercity connections across the UK, while comprehensive bus routes keep the wider region within easy reach. Day-to-day living is equally well served, with an excellent range of shops, leisure facilities, restaurants and highly regarded schools - everything you'd expect from a city that has been at the heart of Scottish life for over a thousand years.

## 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.



## 24 The Heathery, Dunfermline, KY11 8TS

Total Area: 104.4 m<sup>2</sup> ... 1124 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Ground Floor



SOLICITORS | PROPERTY

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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.