



Morgans

PROPERTY

105 Halbeath Road, , Dunfermline, KY12 7RE

Offers Over £260,000



2



1



2



D



Spacious semi-det bungalow



Fitted kitchen and utility room



Stunning 22ft bay-window lounge



Two well-sized bedrooms



Additional sunroom



Modern shower room



EPC Rating - D



Council Tax Band - D





Welcome

Charming and spacious two-bedroom bungalow offering 931 square feet of well-planned single-storey living on Halbeath Road, Dunfermline. The standout feature is the stunning living room, stretching to nearly 23 feet in length and finished with a striking bay window that floods the space with natural light. A well-fitted kitchen and shower room with a walk-in shower, WC and washbasin are both located just off the hallway. Both bedrooms are comfortably sized, with the principal bedroom benefiting from a bay window echoing the living room. The double driveway leads to a single garage which has been divided to provide a convenient storage area at the front and a sunroom/home office at the rear, offering excellent additional flexibility for everyday family life. There is a large partially floored loft offering excellent potential to create further living space with the appropriate planning consent. The beautifully maintained gardens front and rear provide an idyllic haven and privacy with feature seating and patio areas. Located on Halbeath Road, the property is well placed for local amenities, schools, and transport links, making it an excellent choice for families, professionals, downsizers or those seeking single-level living.





EXTRAS INC. IN SALE/AGENTS NOTE

Fitted 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

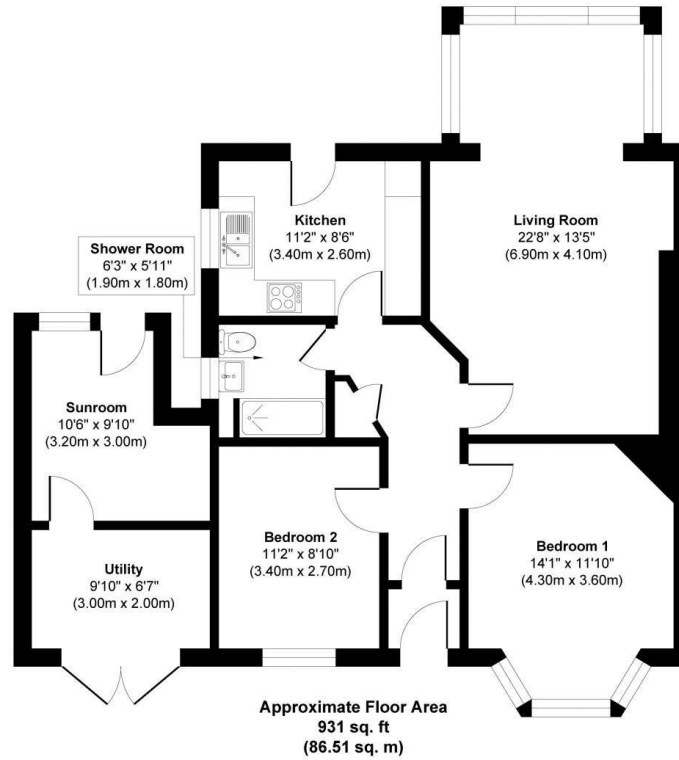
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace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



105 Halbeath Road, Dunfermline, KY12 7RE



Approx. Gross Internal Floor Area 931 sq. ft / 86.51 sq. m

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33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



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