



Morgans

PROPERTY

45 Dean Ridge, Gowkhill, KY12 9PE

Offers Over £175,000



3

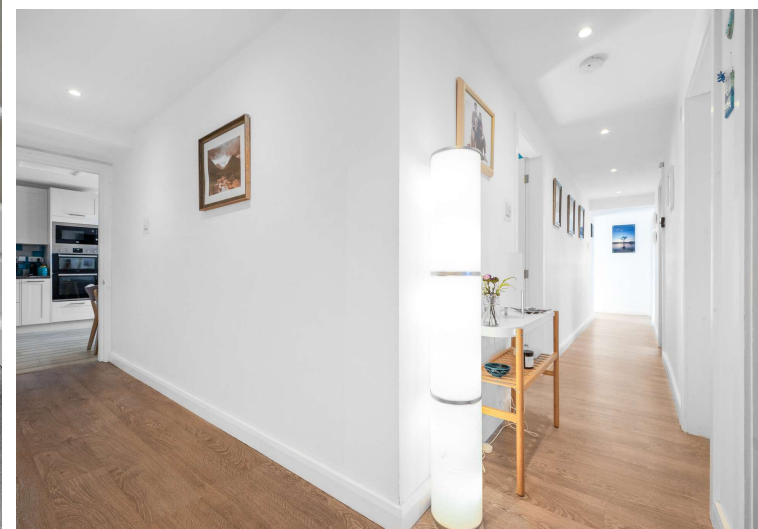


1



2





Lower Dwelling/apartment



Separate study room



Superb 19ft living room



Three well-proportioned bedrooms



Stylish 14ft kitchen



Bathroom with bath and shower



EPC Rating -



Council Tax Band -





Welcome

This fabulous and spacious three-bedroom home which offers over 1,200 square feet of well-planned single-storey living in the hamlet of Gowkhill. A utility room and useful storage cupboard add valuable everyday practicality just off the entrance. The living room is a real highlight, extending to nearly 20 feet in length and offering excellent flexibility for both relaxing and entertaining. The kitchen is substantial at over 14 feet in length, fitted with a good range of units, while a separate study room provides an ideal space for home working. Three well-proportioned bedrooms are served by a bathroom fitted with both a bath and shower, with further storage found throughout the accommodation. The driveway gives access for several vehicles with private section of garden providing an idyllic haven.



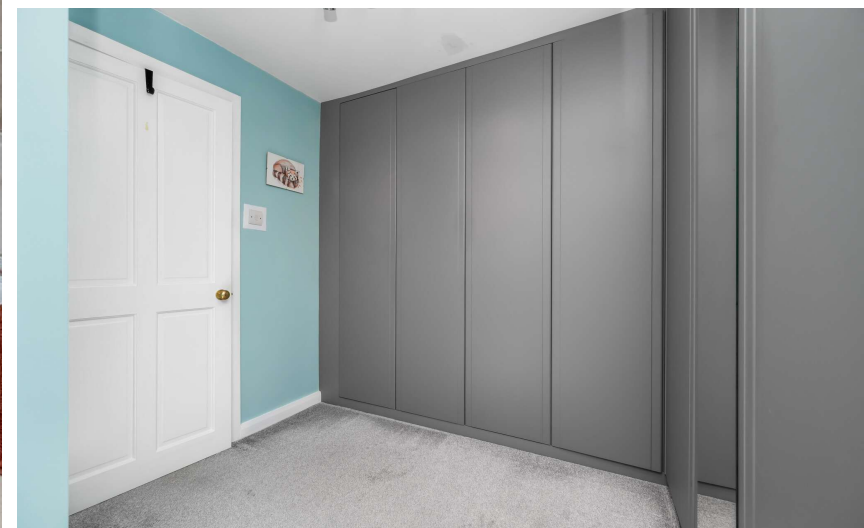


EXTRAS INC. IN SALE /AGENTS NOTE

All floor coverings, 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 to the interlinked system installed in this property.







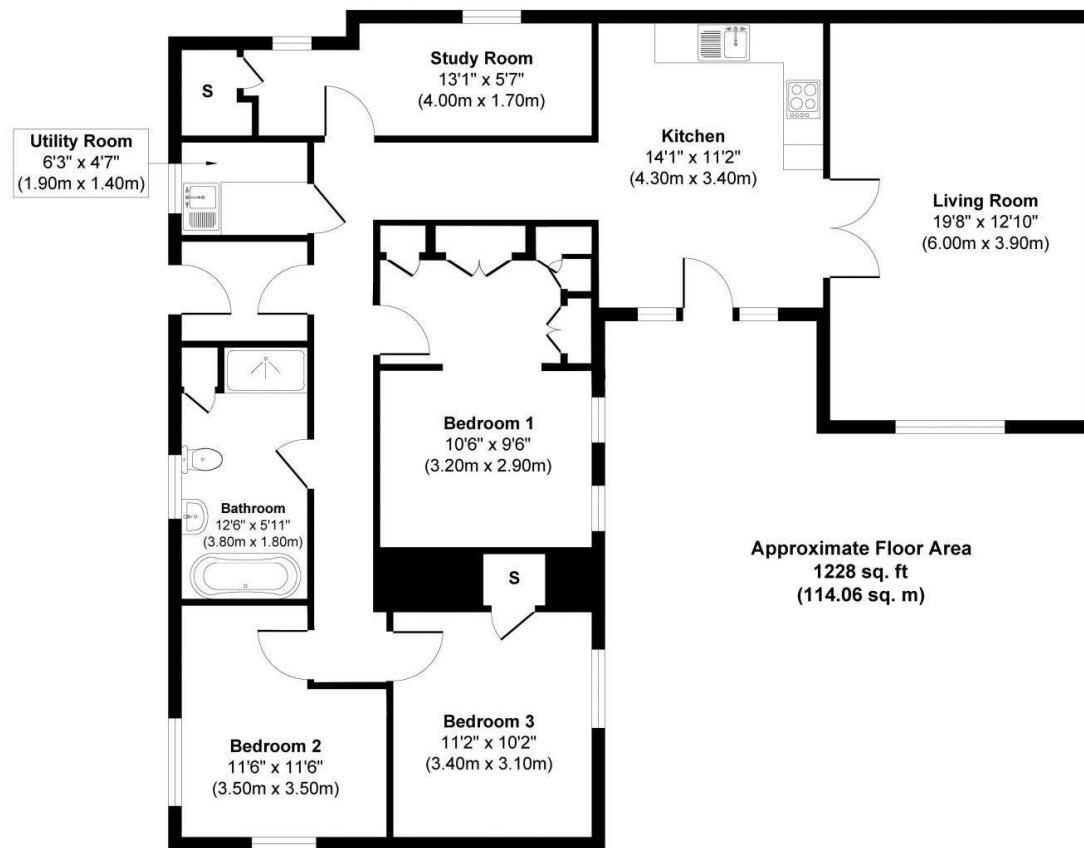


Gowkhall

Gowkhall is a small hamlet of executive homes located west of Dunfermline on Carnock Road, located on the approach road to the village of Carnock. Carnock itself, which is a popular residential village provides an excellent Primary School together with Public House and Restaurant. Regular transportation is available into Dunfermline City Centre, which offers a variety of entertainment, and shopping facilities including the Kingsgate covered Shopping Centre, retail parks, health clubs and a selection of social amenities. Dunfermline is located approximately five miles from the Forth Road Bridges and is therefore particularly popular with commuters to Edinburgh and many other parts of the central belt. Easy access is gained to the rail network and M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Glasgow, Stirling and the west.

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.



9^A MEDIA

Approx. Gross Internal Floor Area 1228 sq. ft / 114.06 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



rightmove

ZOOPLA



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.