

Morgans PROPERTY

10 Foulden Place, , Dunfermline, KY12 7TQ

Offers Over £205,000

2 1 1 C







- Two-bedroom semi detached villa
- Spacious open-plan kitchen/family room
- Separate living room
- EPC Rating - C
- Double bedrooms with wardrobes
- Family bathroom
- Built-in storage to landing
- Council Tax Band - D











Welcome

Located in quiet cul-de-sac within the desirable Garvock area of the city, this two-bedroom semi detached home extends to approximately 823 sq ft (76.55 sq m) over two floors. The ground floor is centred around a generous open-plan dining kitchen and family room with a separate living room. Making the living space enviable. Ideal for couples and small families. Upstairs, the first floor comprises two double bedrooms, both with wardrobes, served by a family bathroom and additional storage. Access to attic. The gardens and grounds are well maintained providing an idyllic haven and fully enclosed for children and pets. The driveway gives access for several vehicles and ample visitors parking.







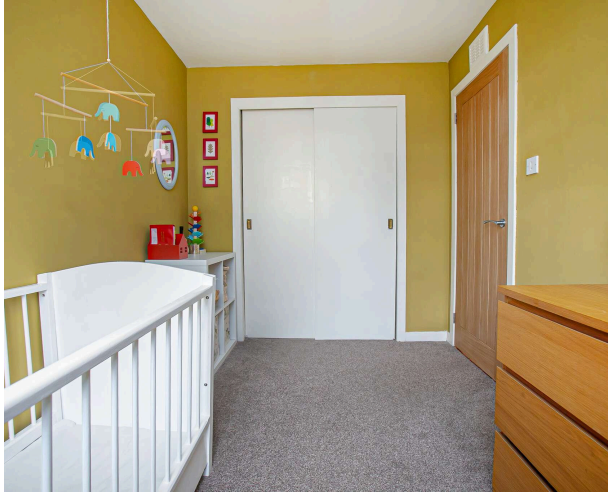
Extras Inc. in Sale/Agents Note

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

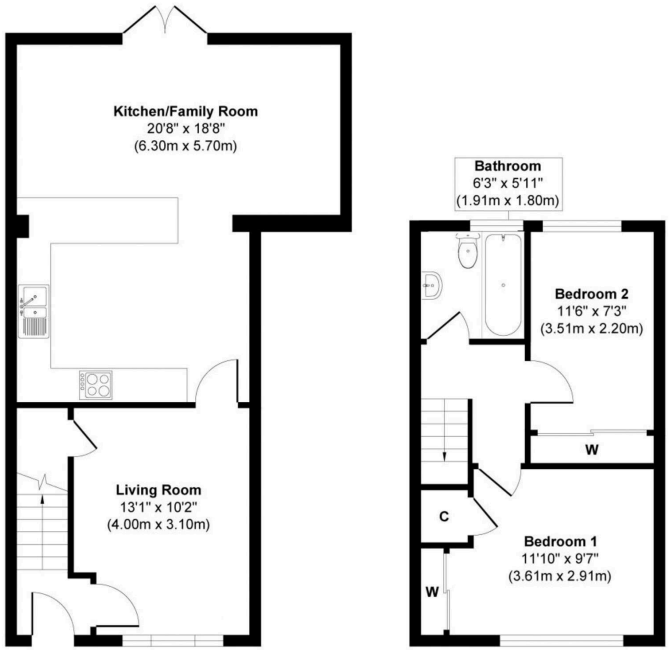
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace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

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Ground Floor
Approximate Floor Area
510 sq. ft
(47.44 sq. m)

First Floor
Approximate Floor Area
313 sq. ft
(29.11 sq. m)

Approx. Gross Internal Floor Area 823 sq. ft / 76.55 sq. m
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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.