



51 Garvock Terrace, Dunfermline, KY12 7UP

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Rarely available this charming three bedroom detached bungalow offers bright, spacious and flexible accommodation internally, externally the property is surrounded by beautiful gardens along with a driveway and single garage. The property is ideally located in the prestigious and sought after Garvock area of the popular City of Dunfermline, close to many local amenities, schooling and transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway, storage cupboard and hatch to the floored attic accessed by a retractable loft ladder.
- Dual aspect living room with beautiful views, French doors open to the dining room.
- Kitchen equipped with a range of wall and base units with white goods to be included, opens to a rear facing sun room, looking to the garden.
- Dining room.
- Front facing double bedroom with built in wardrobes.
- Rear facing double bedroom.
- Double bedroom rear facing with built in wardrobes and en-suite shower room.
- Bathroom comprises WC, wash hand basin and walk in power shower.
- Cellar storage.
- Gas central heating.
- Double glazing throughout.
- Beautiful gardens and driveway, single garage with power and electrically operated up and over door.



## Location

The City of 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, Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. Dunfermline benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern city. The local railway stations provide regular services to Edinburgh with rail links to other parts of the UK. There are also regular and convenient bus services both local and national with bus stations available in the centre of Dunfermline and park and ride services available from Halbeath and Inverkeithing.

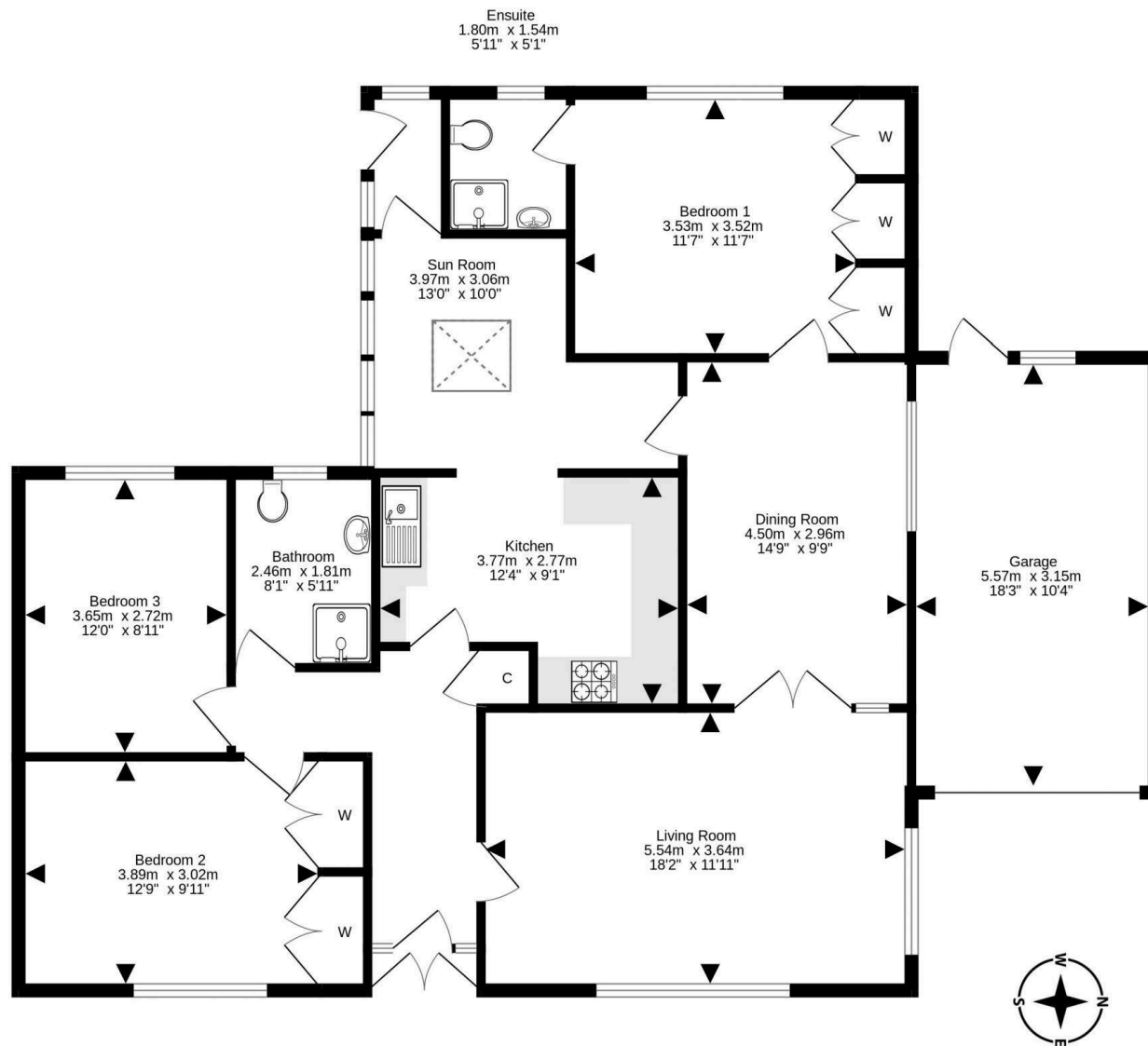
## Extras

The kitchen appliances, curtains, blinds and fitted floor coverings are included.

## Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - E



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

