



Morgans

PROPERTY

8 St. Johns Place, Dunfermline, KY12 7TA

Offers Over £265,000





Entrance Hall



Office



Lounge/Diner



3 Double Bedrooms



Breakfasting Kitchen



Bathroom



EPC Rating -



Council Tax Band -



Welcome

DESCRIPTION

Enviably positioned within Garvock Hill, which is considered one of Dunfermline's most sought after residential estates, is this stylish three bedroom semi detached villa occupying a corner plot with fabulous views over the city and beyond from the upper rooms. This quiet cul-de-sac is most desirable and early viewing is essential. This home boasts a wealth of features including landscaped gardens which are enclosed providing a child and pet safe environment with fire pit and timber sitooterie, ideal for BBQs and entertaining. The accommodation briefly comprises entrance hall, office/study, lounge with feature wood burner, dining area with patio doors to grounds and modern breakfasting kitchen. On the upper level there are three double bedrooms with stylish family bathroom and overhead shower. Access to attic. The double monobloc driveway leads to single detached garage. The property is double glazed with gas central heating.





EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances, outbuildings and wood shed.

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.









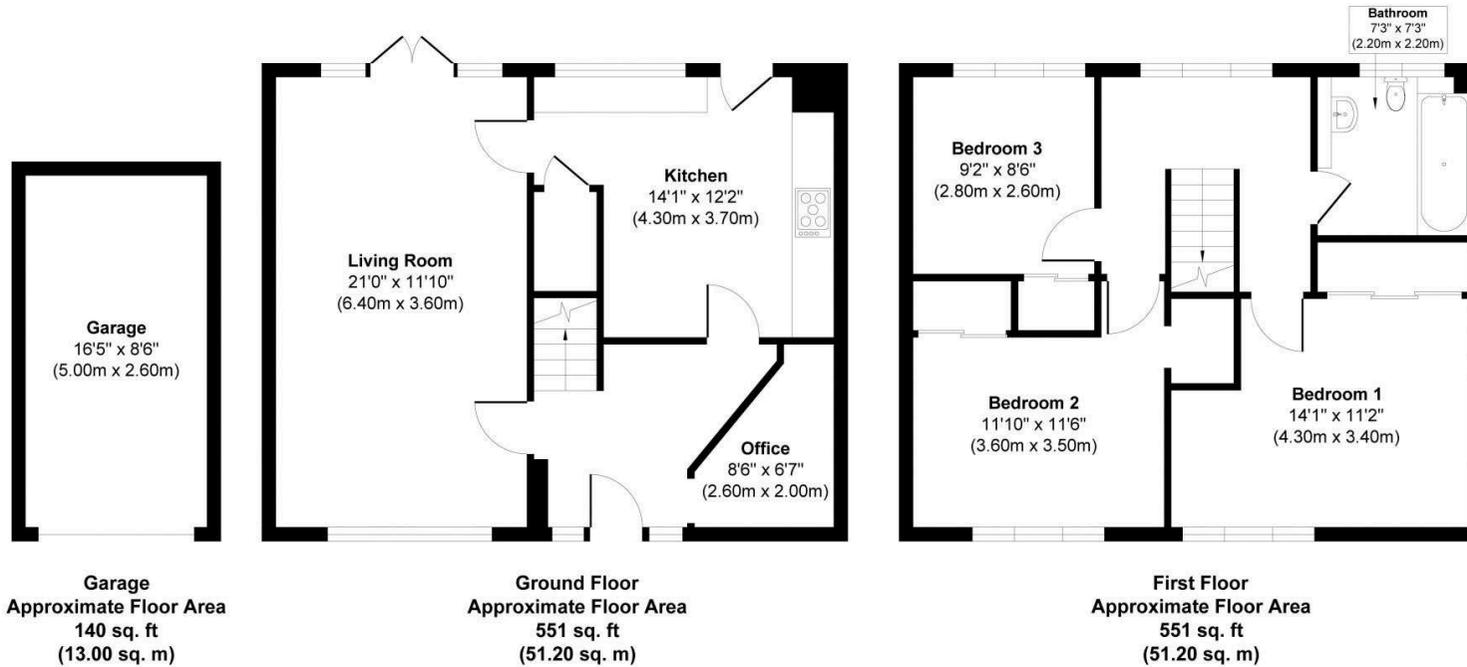
Dunfermline

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.

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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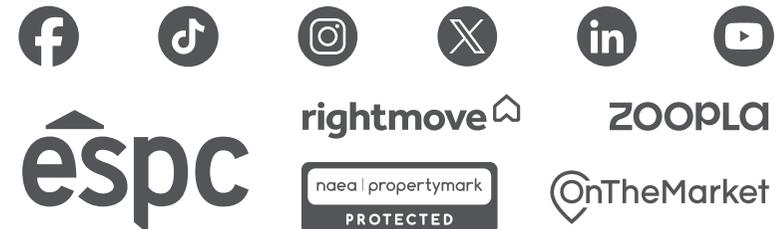


Approx. Gross Internal Floor Area 1242 sq. ft / 115.40 sq. m

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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.