



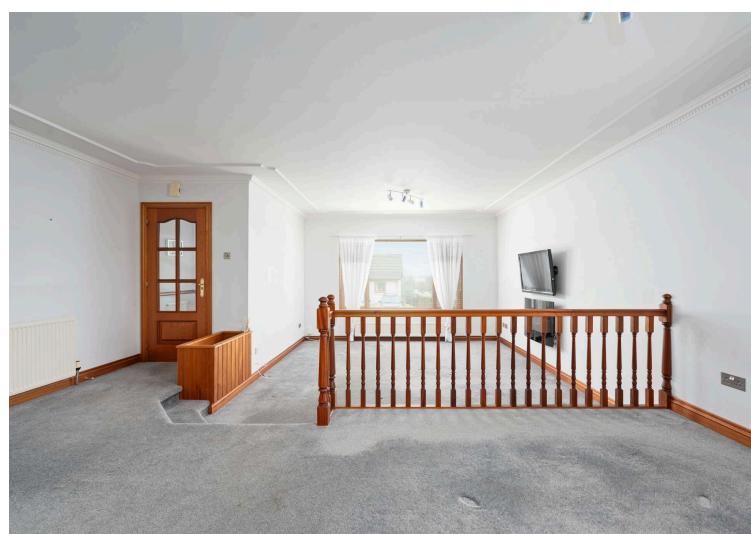
**Morgans**

PROPERTY

2 Bridges View, Dunfermline, KY12 0GA

Offers Over £295,000





Entrance Vestibule

Inner Hallway Attic

Split Level Lounge Dining Room

EPC Rating -

2 Double Bedrooms

Master En-suite & Dressing Room

Bathroom

Council Tax Band -



# Welcome

## DESCRIPTION

We are delighted to bring to the market this stylish and spacious two bedroom detached bungalow in the well established executive estate built by Thistle Homes. This house has the footprint of a three bedroom bungalow which was the original design and the owner changed the layout making this bespoke. The corner plot boasts mature and nicely maintained enclosed gardens providing a child and pet safe environment with large patio area and feature decking. An idyllic haven which is not overlooked providing a private setting. The accommodation is offered in lovely condition and briefly comprises entrance vestibule, split level lounge area and dining space, modern fitted breakfasting kitchen with separate utility room. There are two double bedrooms one with stylish en-suite and dressing room/walk in storage cupboard, the other with built in storage. A contemporary bathroom completes this home. Access to attic. There is a double driveway leading to detached single garage. The property is double glazed with gas central heating throughout. Early entry is available.

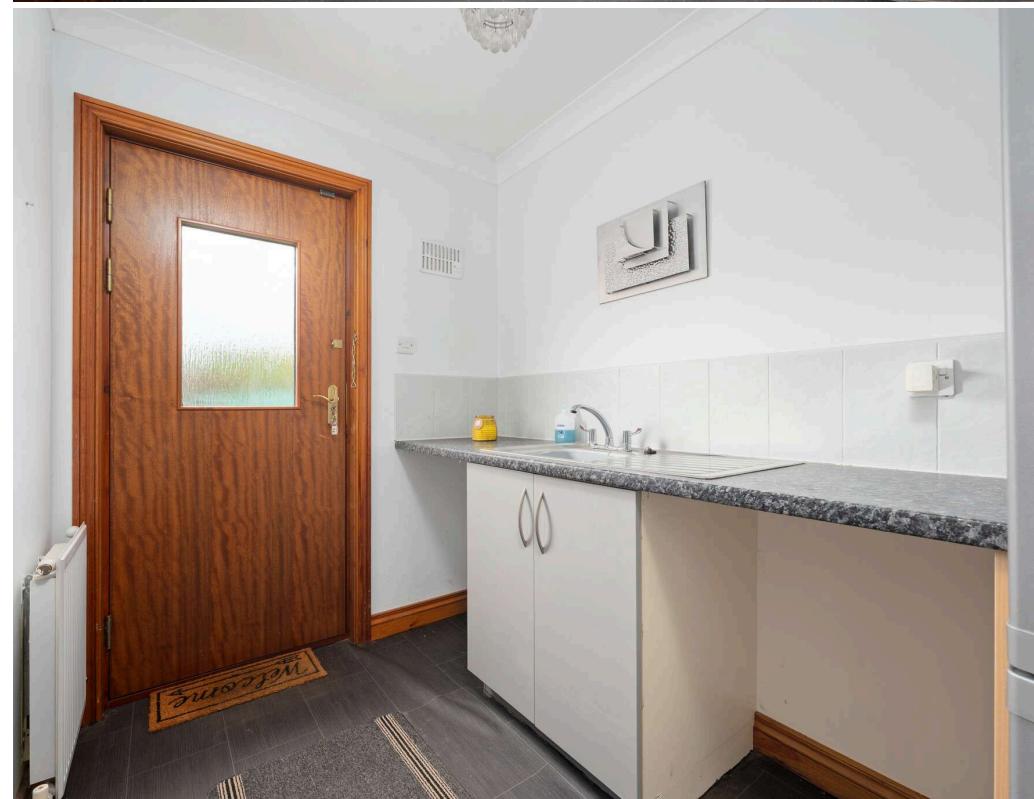


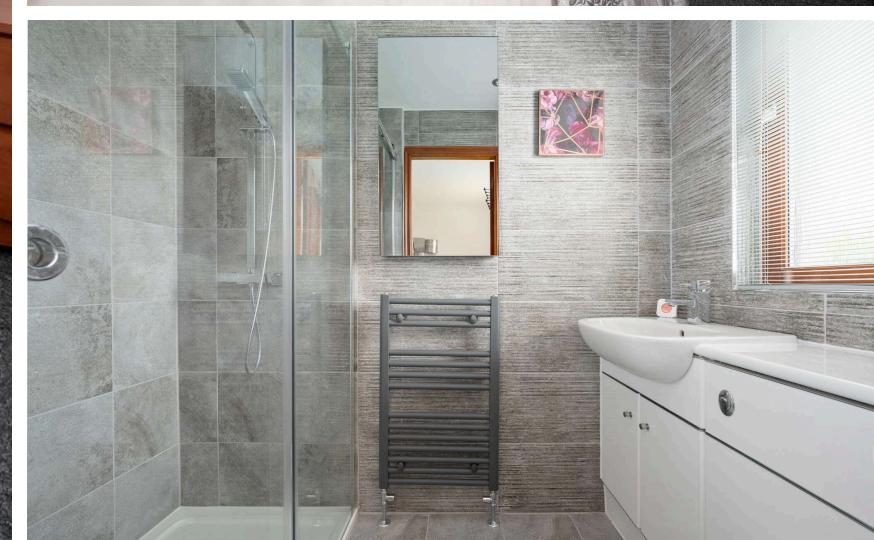
## **EXTRAS INC. IN SALE/AGENTS NOTE**

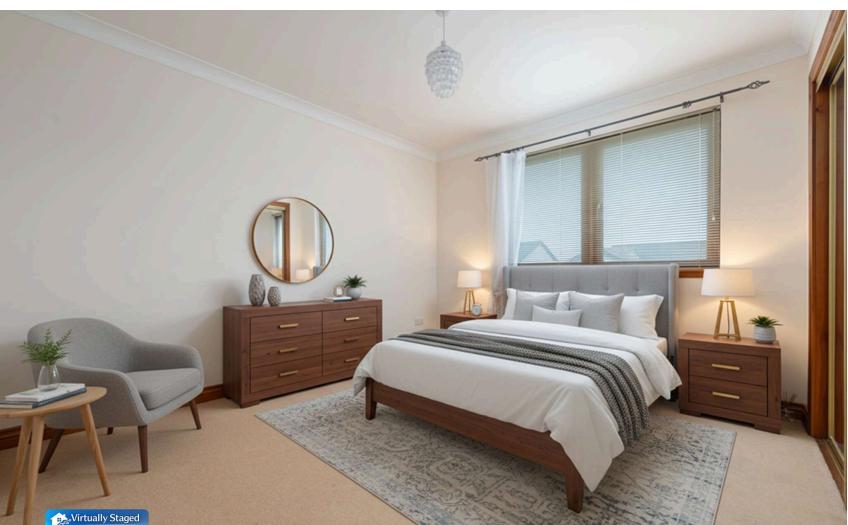
All floor coverings, blinds, bathroom and light fittings together with integrated appliances and greenhouse.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists.

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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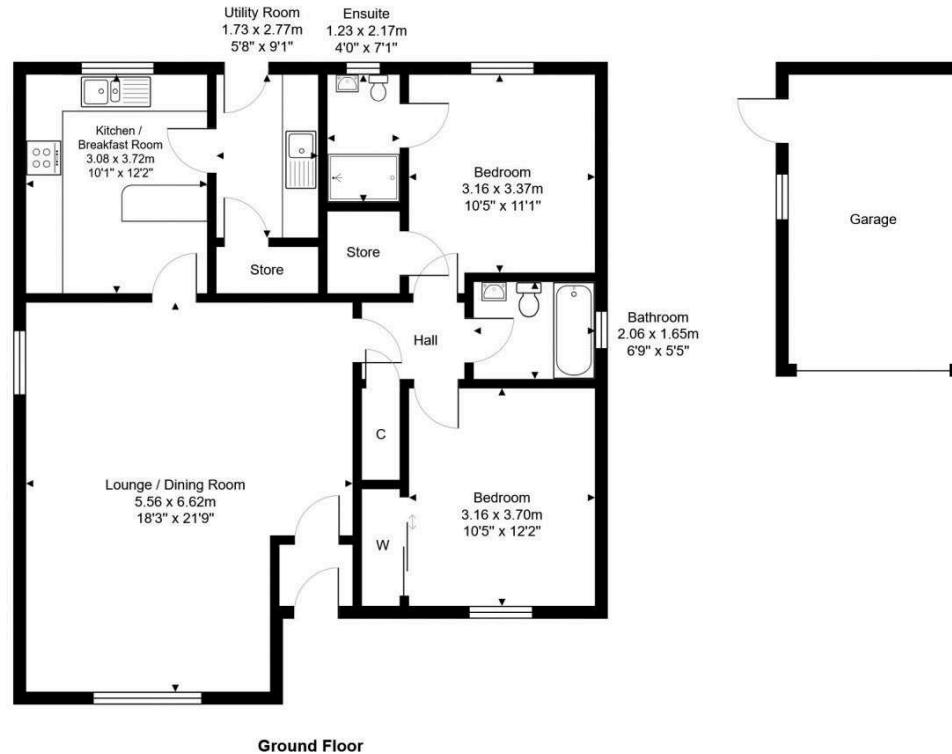


Total Area: 93.6 m<sup>2</sup> ... 1008 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

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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.