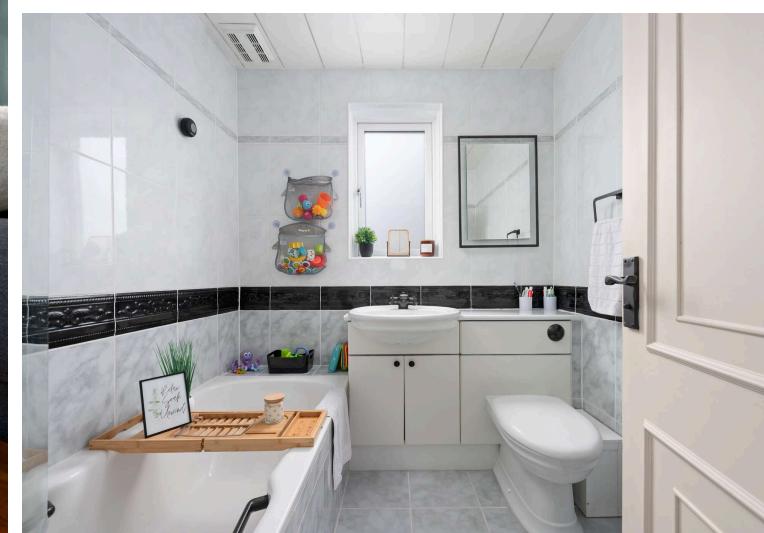




55 Gowanbrae Drive, Dunfermline, KY12 7RL

Offers Over £275,000





Entrance porch / hallway with storage

Three bedrooms

Modern dining kitchen

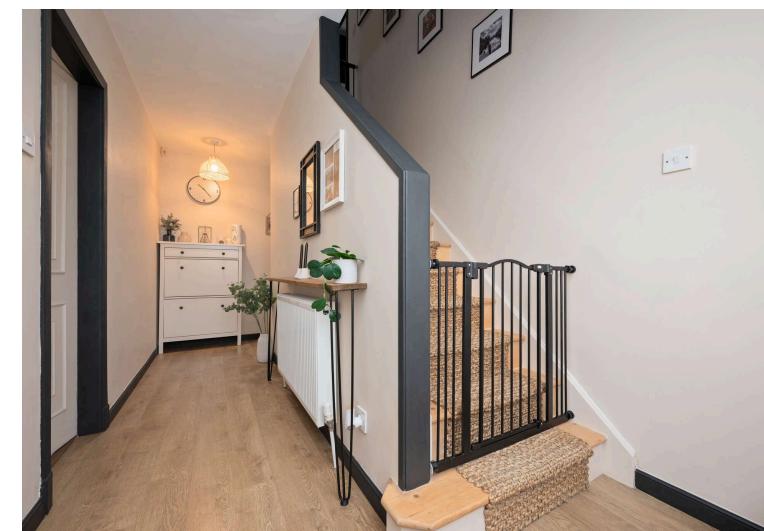
Driveway and Garage

Bathroom

GCH / DG

EPC Rating -

Council Tax Band -





Welcome

DESCRIPTION

Beautifully presented semi detached villa in the popular Garvoe estate in Dunfermline. The property is a credit to the present owners and offered in move in condition. The accommodation briefly comprises entrance porch and hallway with storage, lounge with feature fireplace, bathroom, family room/bedroom 3 and modern dining kitchen to the rear. French doors from the dining area leads to rear garden. On the upper level there are two spacious bedrooms with fitted wardrobes and shower room. The well maintained gardens to the front and rear have been landscaped mainly laid to lawn with decked seating area and garden shed. Driveway for several vehicles leads to detached single garage which has been fitted out as a home gym.





EXTRAS INC IN SALE / AGENTS NOTE

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



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55 Gowanbrae Drive, Dunfermline, KY12 7RL



Total Area: 122.8 m² ... 1322 ft² (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.