



Morgans

PROPERTY

31 Yetholm Park, Dunfermline, KY12 7XR

Offers Over £210,000





Entrance Vestibule



Two Bedrooms



Lounge



Shower Room



Kitchen



Gardens



EPC Rating -



Council Tax Band -



Welcome

DESCRIPTION

We are delighted to bring to the market the opportunity to acquire this lovely semi detached bright and spacious bungalow situated in one of Dunfermline's sought after estates. The property is well appointed within a quiet cul-de-sac with driveway leading to single garage. The accommodation is well presented and briefly comprises entrance vestibule with storage, lounge, kitchen, two bedrooms and shower room. The property sits in an enviable plot with well maintained gardens to the front and rear with countryside views. The property is double glazed with gas central heating.

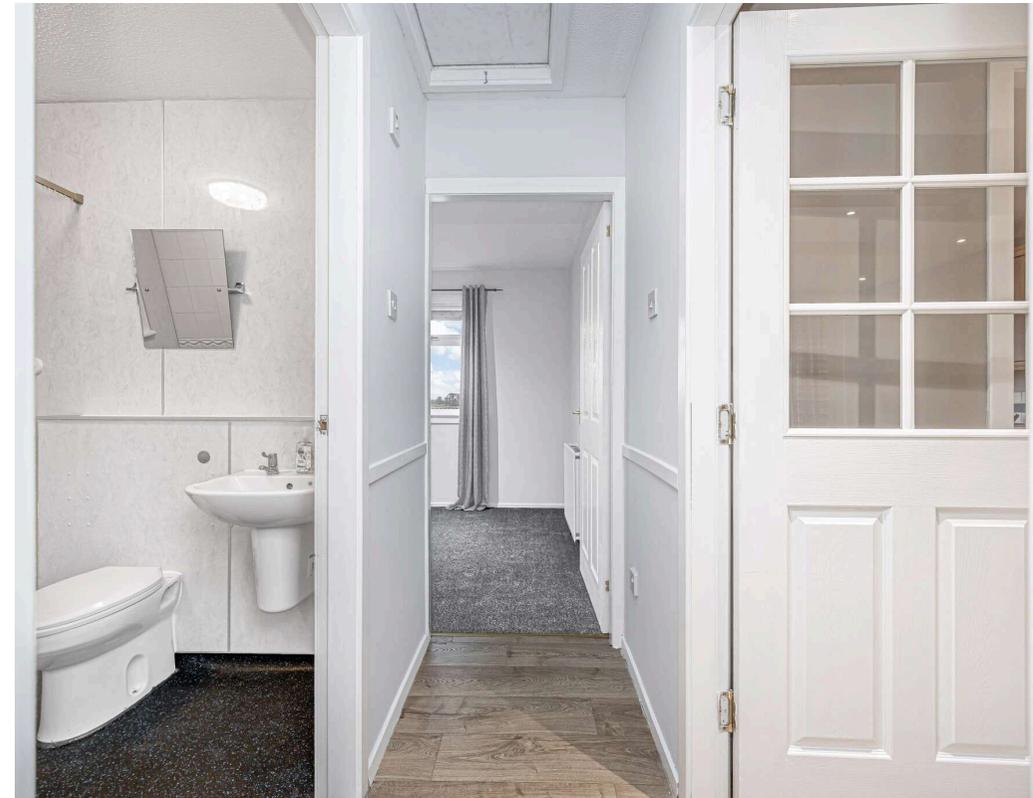




EXTRAS INC IN SALE / AGENTS NOTE

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

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.





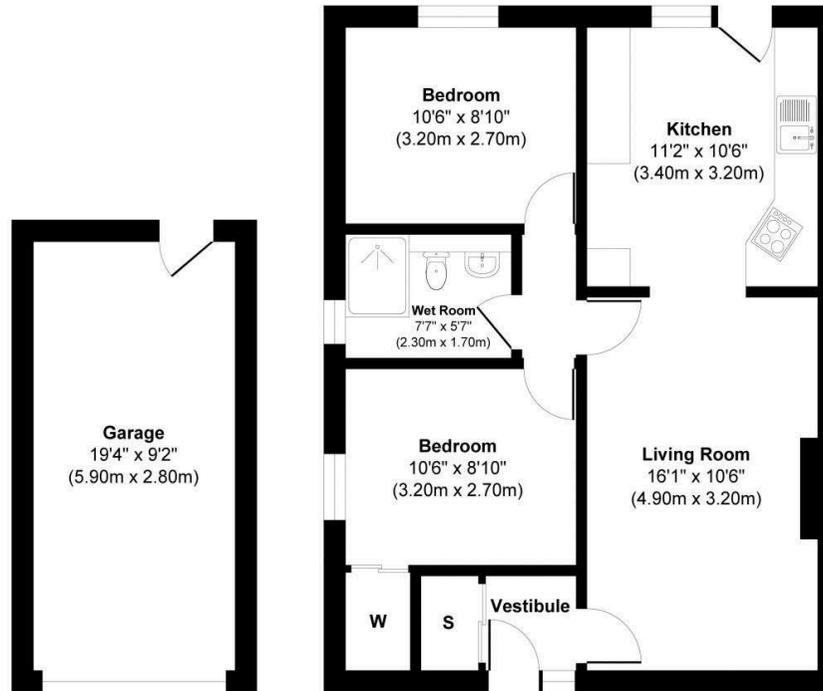
Dunfermline

The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honours competition to celebrate Queen Elizabeth's platinum jubilee. The honour was officially conferred by King Charles in a ceremony in Dunfermline city chambers on 3rd October 2022. The Royal Burgh is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House also reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era. 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

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.





Garage
 19'4" x 9'2"
 (5.90m x 2.80m)
Approximate Floor Area
 178 sq. ft
 (16.52 sq. m)

Approximate Floor Area
 624 sq. ft
 (57.96 sq. m)



Approx. Gross Internal Floor Area 802 sq. ft / 74.48 sq. m (Including Garage)

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



SOLICITORS | PROPERTY
 33 East Port, Dunfermline, Fife, KY12 7JE
 Tel: 01383 620222 Fax: 01383 621213
www.morganlaw.co.uk



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.