

Morgans

PROPERTY

35 Colliston Road, Dunfermline, KY12 0XW

Offers Over £165,000



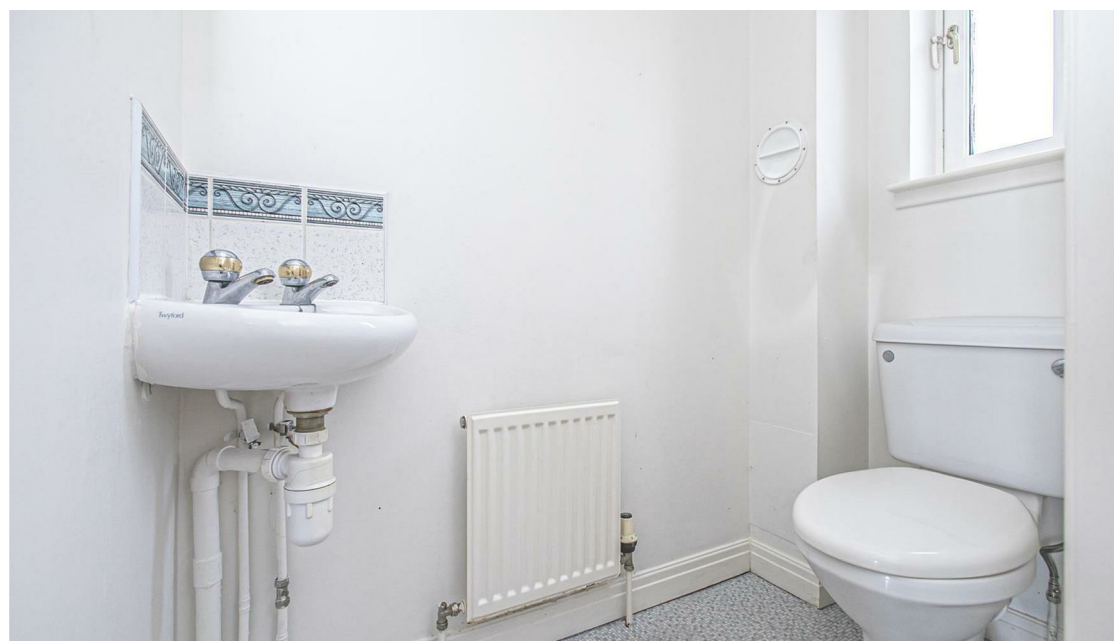








We are pleased to bring to the market the opportunity to acquire this modern semi detached villa situated in quiet residential area, ideal for couples and families alike. Within easy distance of all amenities and city centre. The subjects briefly comprise entrance hall, downstairs wc, kitchen and lounge/diner on the ground floor. On the upper level there are two double bedrooms and family bathroom. Patio doors from the lounge lead to fully enclosed rear gardens with decking and southerly aspect. The subjects have gas central heating and double glazing together driveway and ample visitors parking.







## LOCATION

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 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 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.









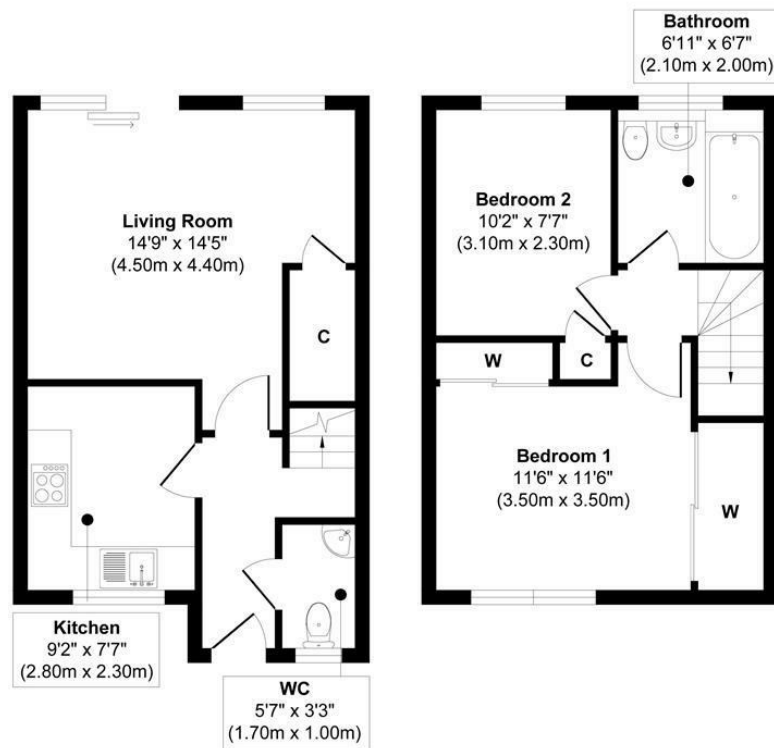








Colliston Road , Dunfermline, KY12 0XW



**Ground Floor**  
Approximate Floor Area  
338 sq. ft  
(31.38 sq. m)

**First Floor**  
Approximate Floor Area  
320 sq. ft  
(29.70 sq. m)

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Approx. Gross Internal Floor Area 658 sq. ft / 61.08 sq. m

Illustration for identification purposes only, measurements approximate, not to scale. Copyright

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**PROTECTED**

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.