



Morgans

PROPERTY

91 Queen Margaret Fauld, Dunfermline, KY12 0UP

Offers Over £420,000



4



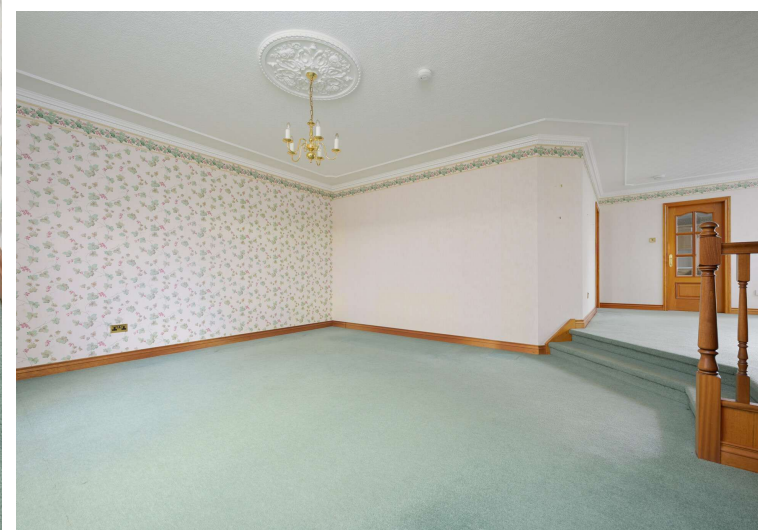
2



1



C



Spacious detached bungalow



Fitted kitchen with utility room



Generous living room



EPC Rating - C



Separate dining room



Family bathroom and ensuite



Four well-proportioned bedrooms



Council Tax Band - F



## Welcome

This impressive four-bedroom executive detached bungalow built by Thistle Homes offers extensive, well-planned single-storey accommodation, complemented by a driveway for several vehicles and double garage, in one of Dunfermline's desirable and sought after locations. A welcoming hallway leads through to the principal living spaces, including a generously proportioned lounge and a split level separate dining room, both offering excellent space for relaxing and entertaining. The kitchen is fitted with a comprehensive range of units, with a handy utility room adjoining for further practicality. Of the four bedrooms, the principal bedroom benefits from its own ensuite shower room, while a family bathroom, fitted with a modern suite, serves the remaining bedrooms. Additional cupboard storage is found throughout the property, adding valuable practicality to the layout and attic space. A double garage provides secure parking and further storage, accessed separately from the main accommodation. The generous gardens are mainly laid to lawn with patio and seating areas, nicely enclosed providing an idyllic haven. Situated on Queen Margaret Road, the property is a stones throw away from the railway station, it is well placed for local shops, schools, and transport links.





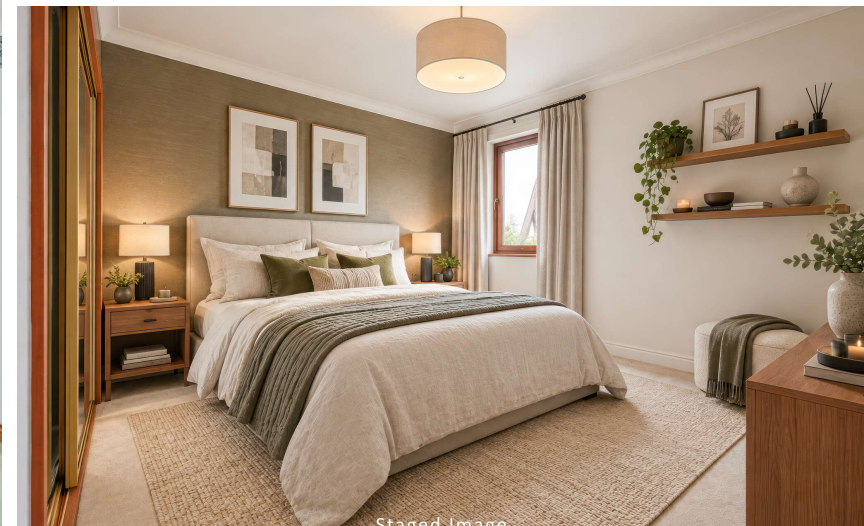
### **EXTRAS INC. IN SALE/AGENTS NOTE**

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

This property is being Sold as Seen 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 or white goods. 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: 146.9 m<sup>2</sup> ... 1581 ft<sup>2</sup> (excluding double garage)

All measurements are approximate and for display purposes only



Ground Floor

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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.