



Morgans

PROPERTY

16 Heather Grove, Dunfermline, KY11 8DB

Offers Over £180,000



2



1



1



D



Well-presented two-bedroom bungalow



Modern shower room



Spacious lounge/dining room



Two good-sized bedrooms



Fitted kitchen



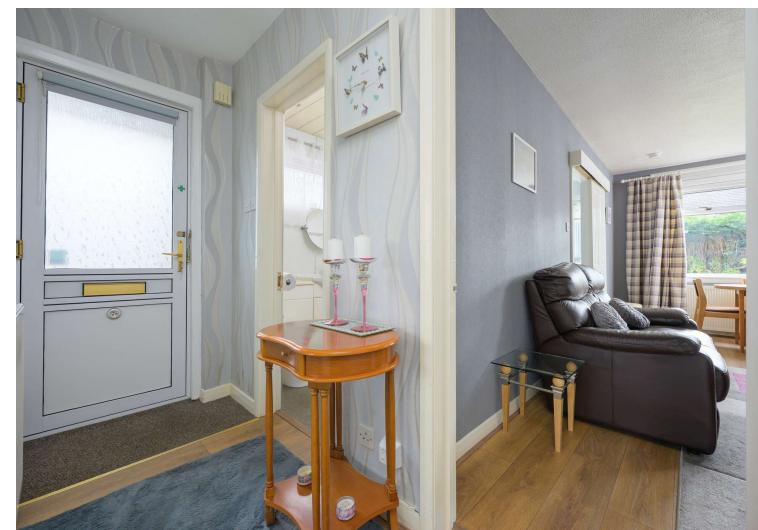
Handy hall cupboards



EPC Rating - D



Council Tax Band - C





Welcome

This well-presented two-bedroom bungalow offers comfortable, single-level accommodation, complemented by a detached garage, in a popular part of Dunfermline. The lounge/dining room is bright and generously sized, providing excellent space for both relaxing and dining. The kitchen sits just off the lounge, fitted with a good range of units and space for freestanding appliances. A welcoming hallway, with useful cupboard storage, leads through to both bedrooms, each offering comfortable proportions for a range of furniture layouts. A modern shower room completes the accommodation. A detached garage provides secure parking or further storage, situated separately from the main house. Driveway provides off street parking and there are well maintained gardens to the front and rear. Situated on Heather Grove, the property is well placed for local shops, schools, and transport links, making it a strong option for first-time buyers, downsizers, or investors.





EXTRAS INC. IN SALE/AGENTS NOTE

All floorcoverings, 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

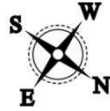
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace 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.



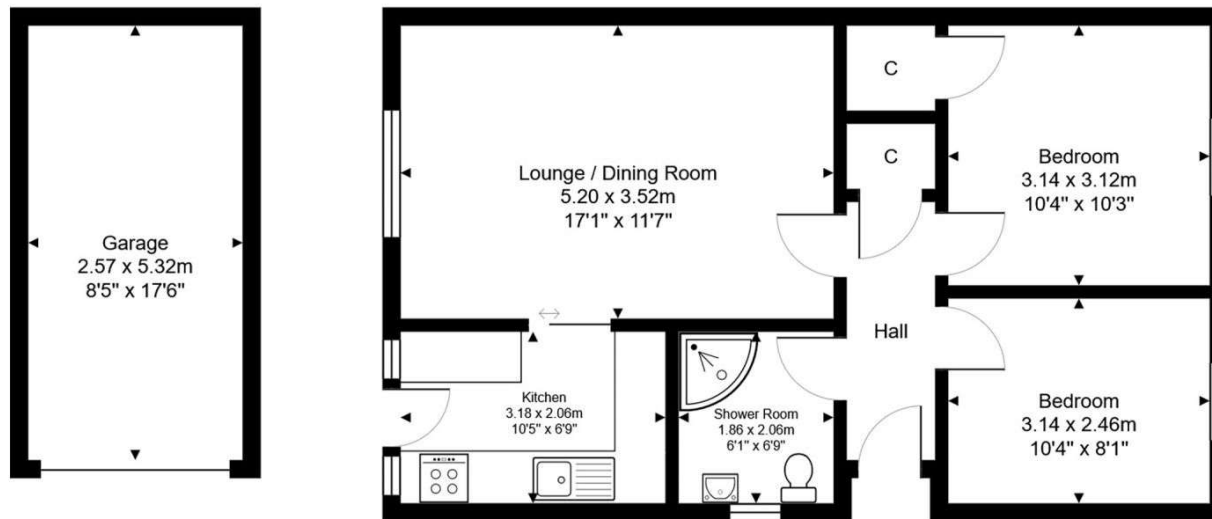
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Total Area: 55.1 m² ... 593 ft² (excluding garage)



All measurements are approximate and for display purposes only



Ground Floor



SOLICITORS | PROPERTY

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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.