

Morgans PROPERTY

12 Hailes Place, Dunfermline, KY12 7XJ

Offers Over £420,000

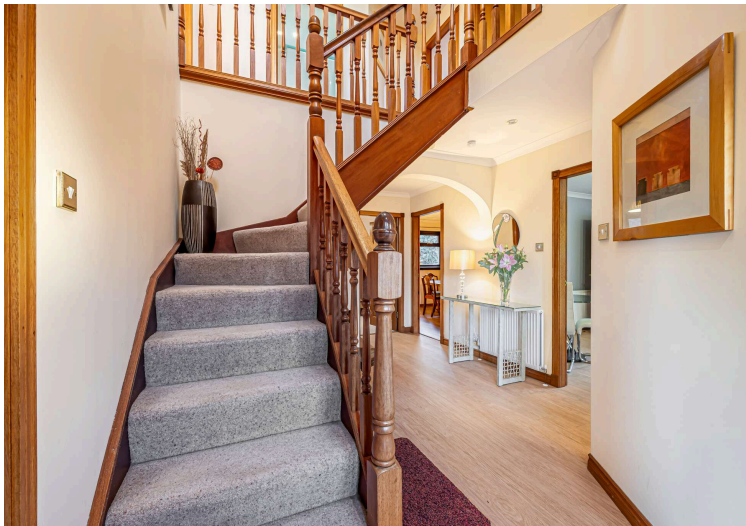
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- Substantial detached family villa
- Lounge and dining room
- Dining kitchen, utility and downstairs W.C
- EPC Rating -
- Office/Study
- Family Room or Bedroom 5
- Bathroom and En-suite facilities
- Council Tax Band - F











# Welcome

Beautifully well maintained and deceptively spacious this five-bedroom home offers approximately 1,730 sq ft of flexible accommodation across two floors in the highly sought after Garvock estate. The driveway gives access for several vehicles and leads to the detached double garage and well stocked mature gardens offering complete privacy and an idyllic haven and woodland backdrop. A child and pet safe environment. These executive homes offer space and flexibility for a growing family, with a short walk into the city centre and railway station and rarely come to the market. The reception hall gives access to a charming lounge, a separate dining room, the kitchen/dining room and a ground floor WC, with a storage cupboard and door to the outside. A home office/study sits off the hall. Also on the ground floor, a utility room with a door to the outside leads to a fifth bedroom, which the plan labels as a bedroom or family room, offering flexibility to suit different needs. A further double bedroom with built-in wardrobes is also on the ground floor. Upstairs, the main double bedroom has built-in wardrobes and its own en-suite shower room with WC and wash hand basin. Double bedrooms three and four both have built-in wardrobes, with an airing cupboard on the landing. The family bathroom has a bath with a shower over it, WC and wash hand basin. Outside, the detached double garage has a side door. The property is well placed for all amenities, GP surgery, good schooling including nurseries, primary and high schools, recreational facilities and transport links. Ideal for commuters, with easy access to the M90 and regular rail services to Edinburgh.







**Extras Inc. in Sale / Agents Note**

All floorcoverings, blinds, bathroom and light fittings together with integrated appliances. Fridge Freezer included. Some items of furniture are available via separate negotiation.

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.

























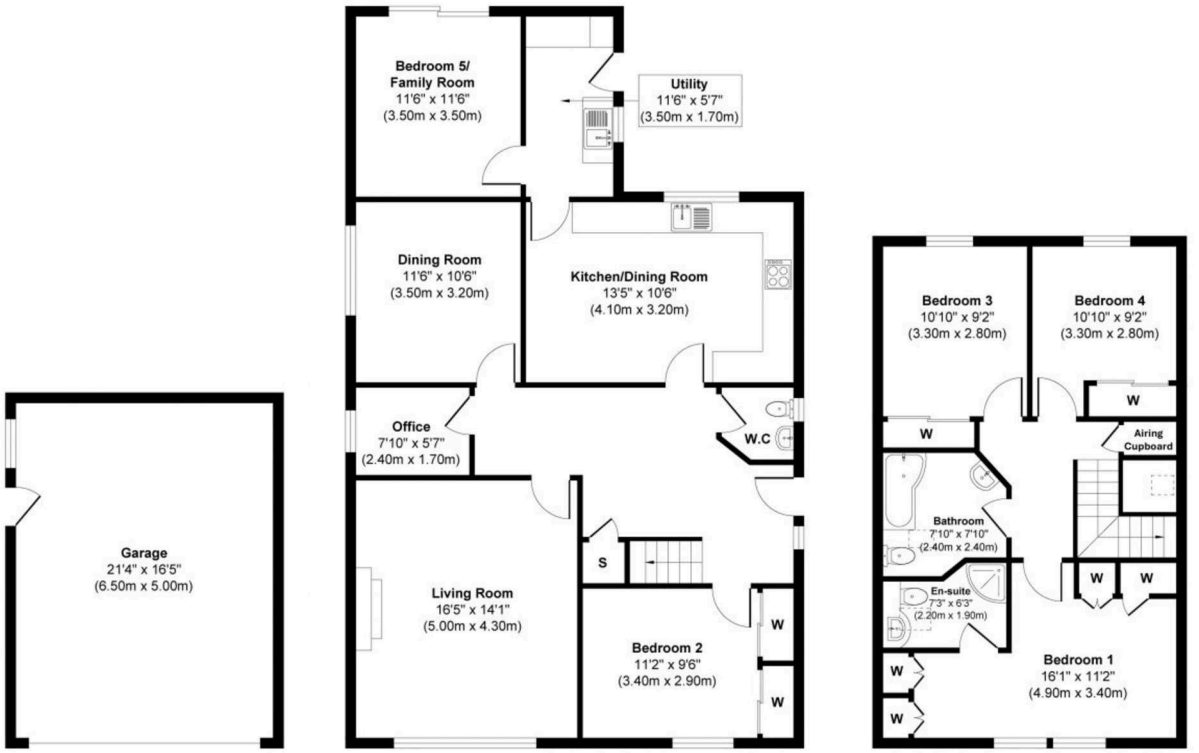
# Dunfermline

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.






**Garage**
**Approximate Floor Area**
**350 sq. ft**
**(32.50 sq. m)**

**Ground Floor**
**Approximate Floor Area**
**1145 sq. ft**
**(106.40 sq. m)**

**First Floor**
**Approximate Floor Area**
**585 sq. ft**
**(54.35 sq. m)**

9AM MEDIA

**Approx. Gross Internal Floor Area 2080 sq. ft / 193.25 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 gauranteed 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 opon its own inspection(s). Created by 9AM Media

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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.