

Morgans PROPERTY

123 Halbeath Road, Dunfermline, KY12 7RE

Offers Over £375,000

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- Detached Bungalow with excellent development potential
- Lounge & Study
- 4 Bedrooms with master en-suite
- EPC Rating -
- Family bathroom and Shower Room
- Dining Kitchen and Utility room
- Detached Double Garage
- Council Tax Band -









Welcome

This deceptively spacious detached bungalow offers approximately 1,925 sq ft of single-storey accommodation in one of Dunfermline's main thoroughfares, complete with four bedrooms, a study, a utility room, an en-suite to the main bedroom and a double detached garage, ideal for growing families and couples looking for a generous home in a central location. This home offers massive potential to extend subject to planning. The reception hall gives access to the living room, a separate dining room or fourth bedroom, the dining kitchen, study and three further double bedrooms, with storage cupboards off the hall. The kitchen has a door to the outside and leads through to a utility room and shower room. Bedroom one has a built-in wardrobe and its own en-suite shower room with WC and wash hand basin. Bedrooms two and three are served by a four piece family bathroom. Access to large attic for possible conversion. Outside the gardens and grounds are on an enviable corner plot, well established with mature lawn, trees and plants. The detached double garage offers excellent space for outdoor office or workshop. Double driveway and ample visitors parking to rear. The property is well placed 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.

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.



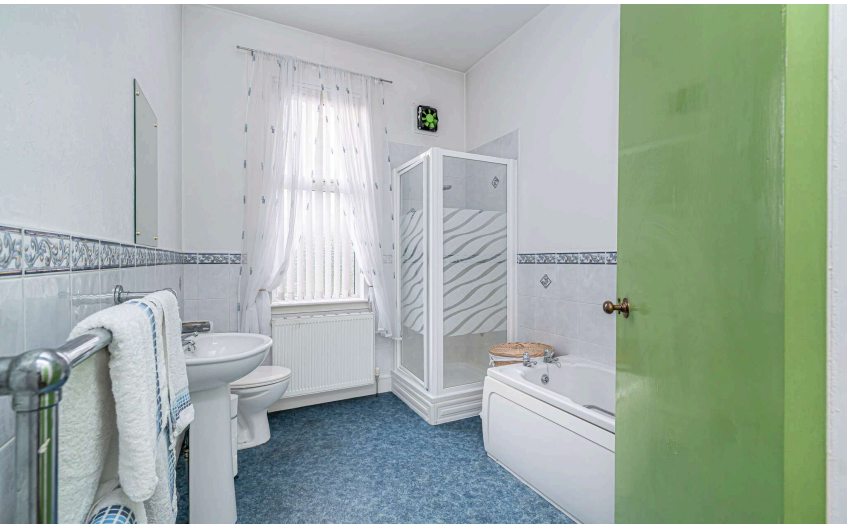






















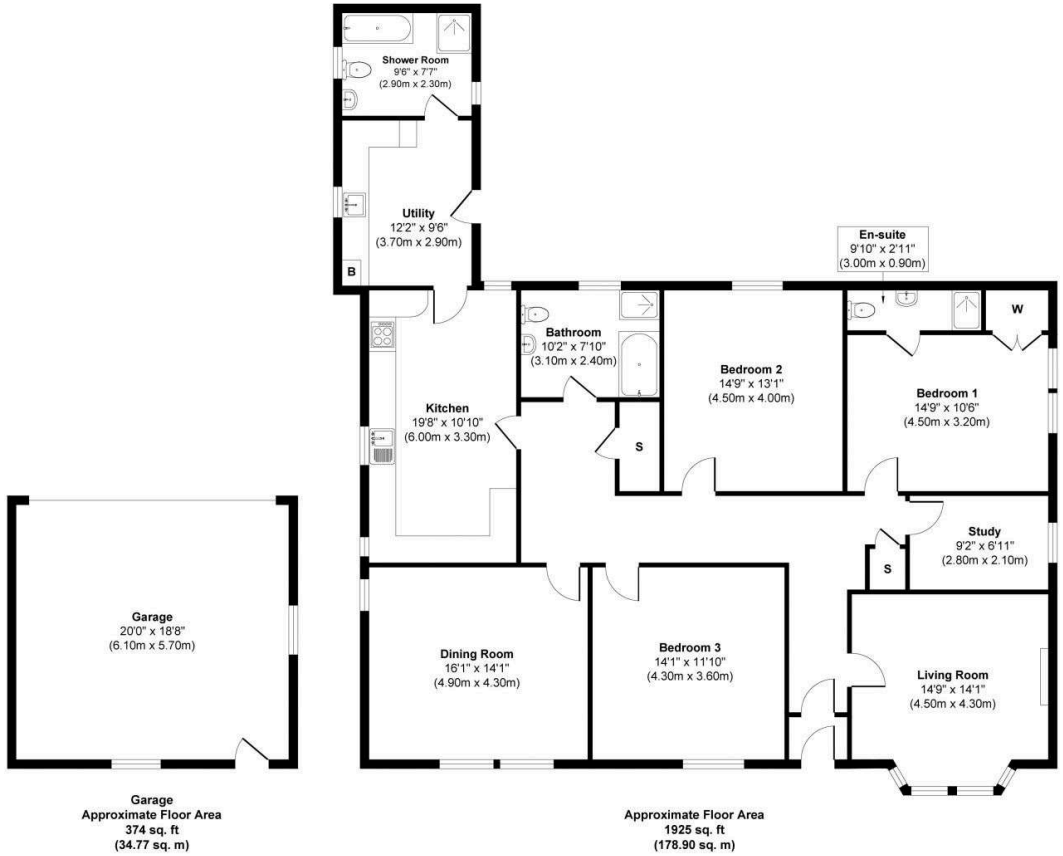
Dunfermline

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.





Approx. Gross Internal Floor Area 2299 sq. ft / 213.67 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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