



108 Queen Margaret Fauld, Dunfermline, KY12 0UP
Offers Over £349,000







Situated in one of Dunfermline's most sought after locations this well appointed and generous detached executive bungalow built by Thistle Homes is situated a short walk to Queen Margaret railway station, providing an ideal commuter base to Edinburgh. This particular property occupies an enviable position within the estate and is not overlooked. The subjects briefly comprises entrance vestibule, split level lounge/dining room leading to feature conservatory, breakfasting kitchen, utility room with additional storage and door to integral garage. The master bedroom has en-suite facilities, two further double bedrooms (all with fitted wardrobes) and family bathroom. Access to attic. Monobloc driveway with parking for several vehicles leads to garage. The subjects have lovely, well maintained gardens fully enclosed providing a child and pet safe environment. They are easy to maintain with large patio and seating areas. Mature shrubs and plants, well established providing an idyllic haven. The subjects are double glazed with gas central heating. Early entry available.





LOCATION

The ancient capital of Dunfermline won its bid to have official city status 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.

EXTRAS INC. IN SALE / AGENTS NOTE

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

This property is being sold 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. Any intending purchaser will require to accept the position as it exists.

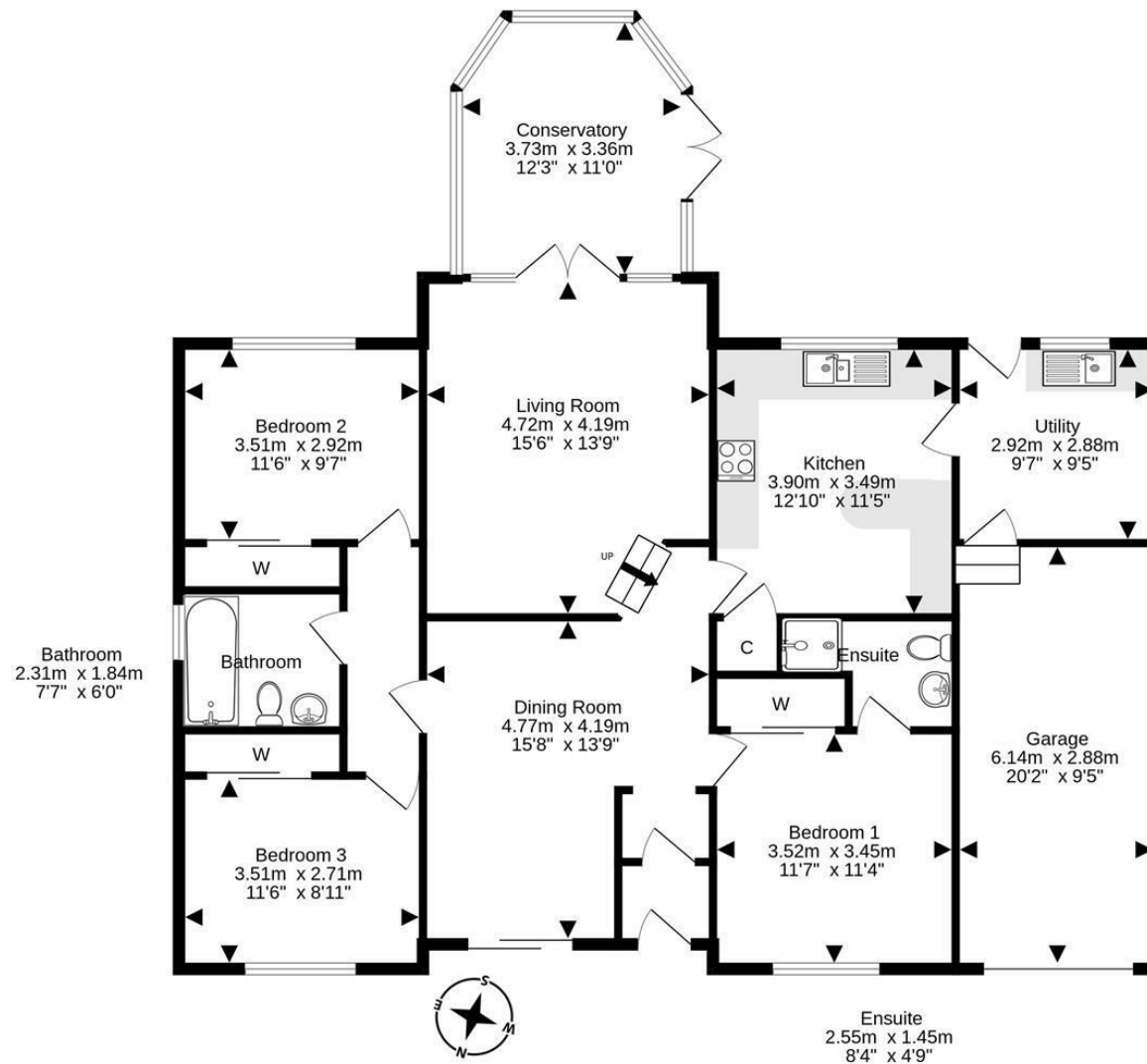
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries. The owner will not warrant the working order of the fixtures and fittings or appliances which are included in the sale price.











For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

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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.