



Morgans

PROPERTY

15 Goulden Place, Dunfermline, KY12 9AH

Offers In The Region £290,000







Excellent family home in one of Dunfermline's most popular estates with all amenities and schooling close by. The property is well presented throughout with well maintained gardens fully enclosed to the rear providing a child and pet safe environment. The accommodation briefly comprises ent vestibule, lounge/diner with french doors to the garden, dining kitchen, utility and w.c facilities on the ground floor. On the upper level there is the principal bedroom with en-suite, three further bedrooms, family bathroom and excellent storage throughout. The monobloc driveway gives access for two vehicles leading to single garage. The subjects are double glazed with gas central heating. Essential viewing.





## 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

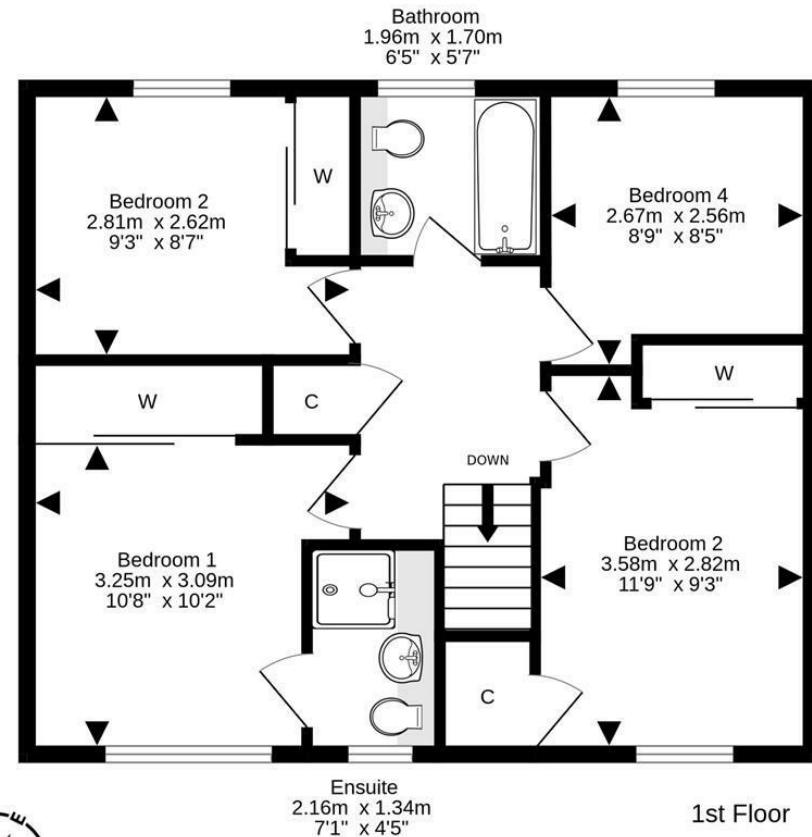
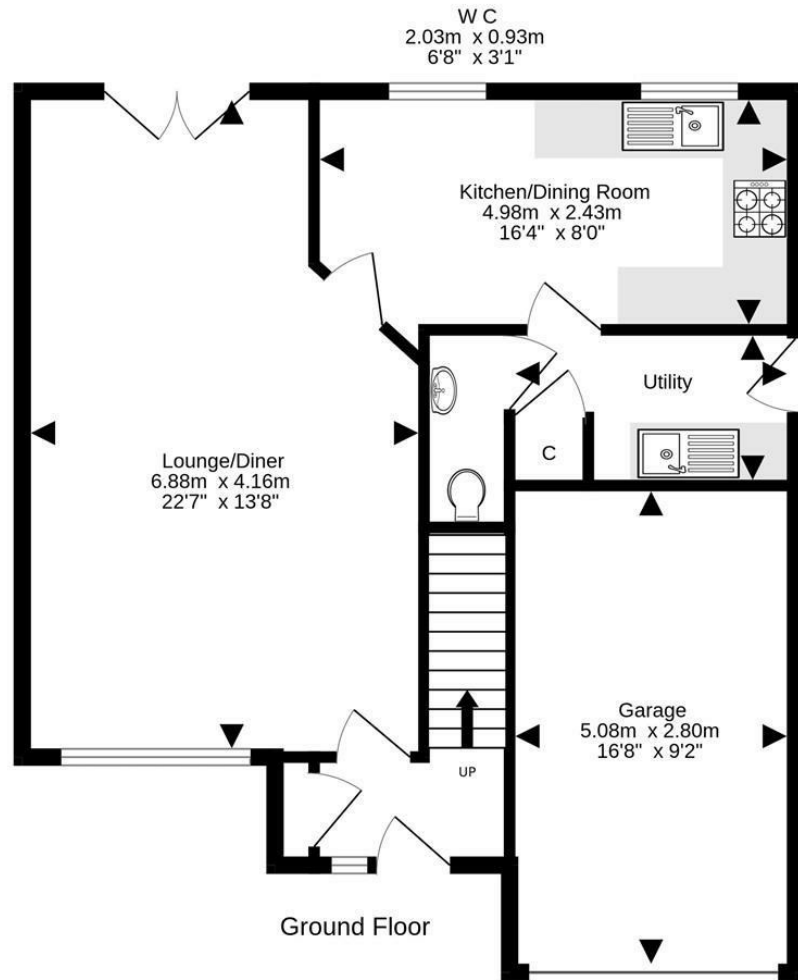
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

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.









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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