



Morgans

PROPERTY

8 Pitbauchlie Bank, Dunfermline, KY11 8DP

Offers Over £195,000







CLOSING DATE TUESDAY 16 APRIL 2024 @ 12 NOON Early entry available. Excellent development opportunity with scope to extend and convert. This three bedroom detached bungalow is situated in one of Dunfermline's sought after locations. Pitbauchlie Bank is a charming and quiet cul-de-sac of traditional period homes. It benefits from direct links onto the M90 motorway network. The accommodation requires upgrading throughout and briefly comprises entrance vestibule, reception hall, lounge, kitchen to rear, three bedrooms and bathroom. Access to attic. The double driveway leads to detached single garage with attractive gardens to the front and rear providing a child and pet safe environment. The property is part glazed with partial gas central heating.





LOCATION

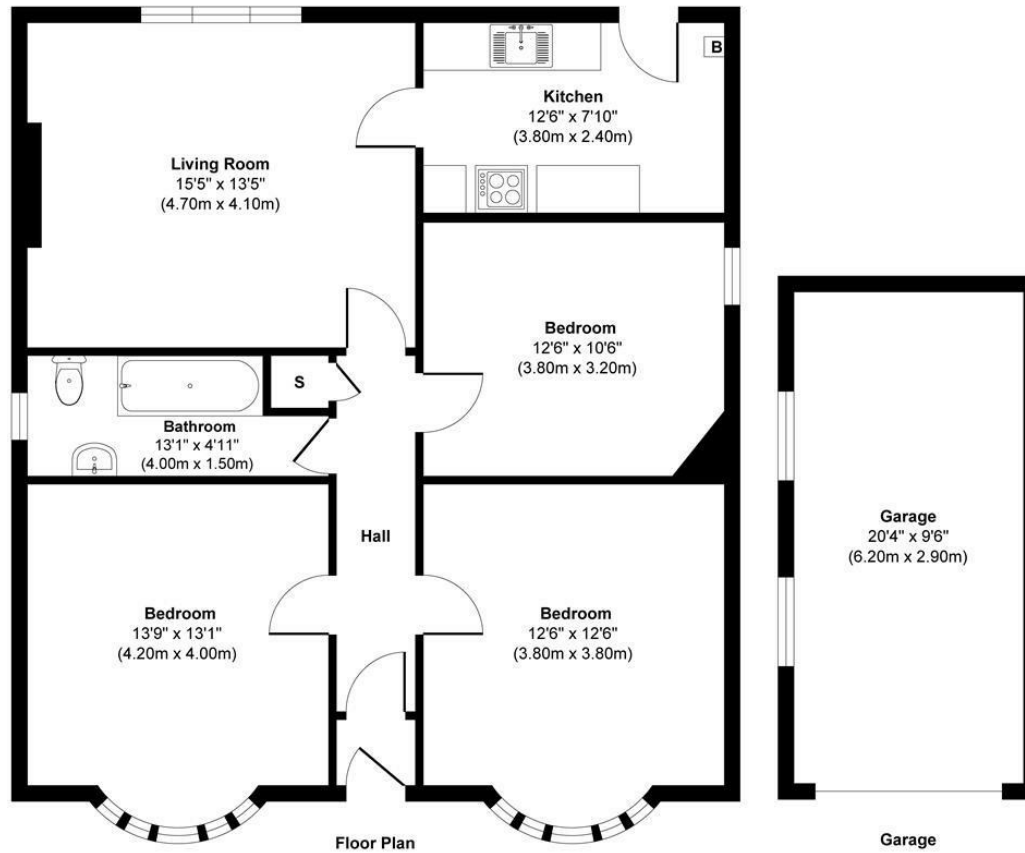
The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace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

AGENTS NOTE

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 or white goods. Any intending purchaser will require to accept the position as it exists.







This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed 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 upon its own inspection(s). Created by 9AM Media



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