



Morgans
PROPERTY

32 Tremayne Place, Dunfermline, KY12 9YH
Offers Over £175,000







Well appointed three bedroom semi detached villa, situated within one of Dunfermline's popular and sought after locations. The property benefits from a new boiler, which has been recently installed. There are private gardens to front and rear. The back garden is mainly laid to lawn with patio and drying area. The driveway gives access for several vehicles leading to single garage. The property would suit a small family and couples alike. The subjects comprise an entrance vestibule, lounge and kitchen on the lower level and two double bedrooms, a single bedroom and a bathroom on the upper level. The kitchen and bathroom require upgrading, which is reflected in the price. Access to attic. The property is double glazed with gas central heating. Early entry is available.





LOCATION

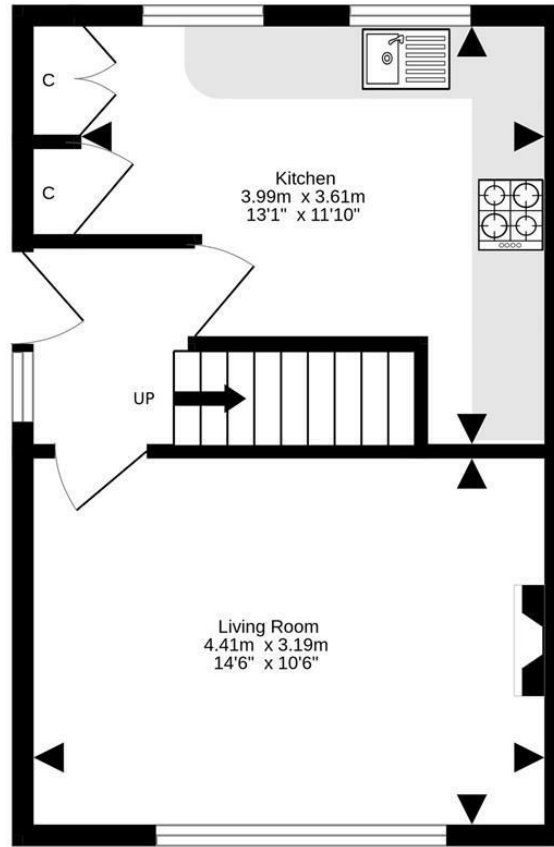
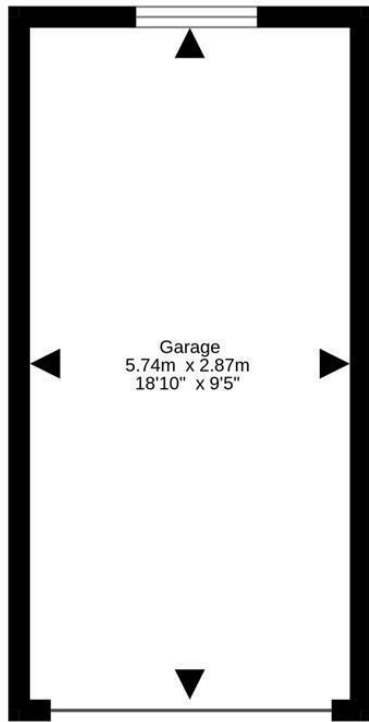
The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace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

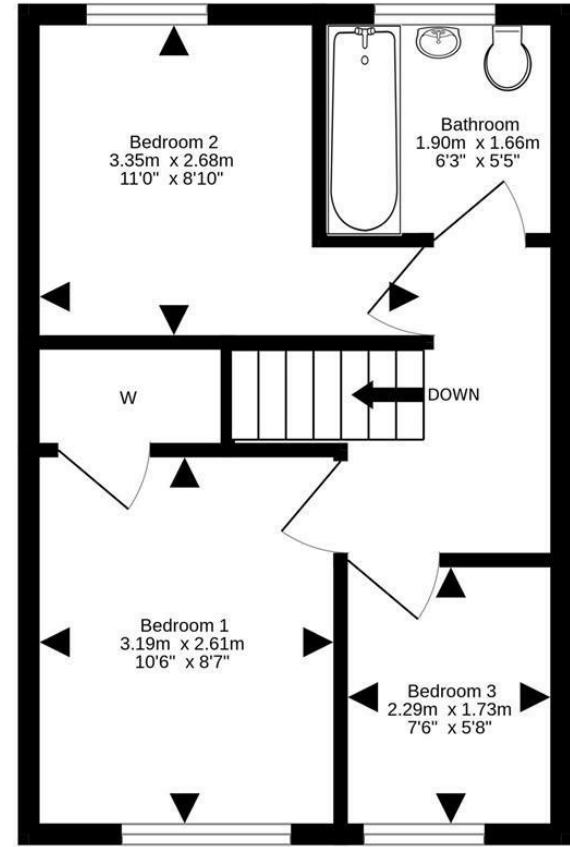
All floor coverings, blinds, bathroom and light fittings.

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 to the interlinked system installed in this property.





Ground Floor



1st Floor



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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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.