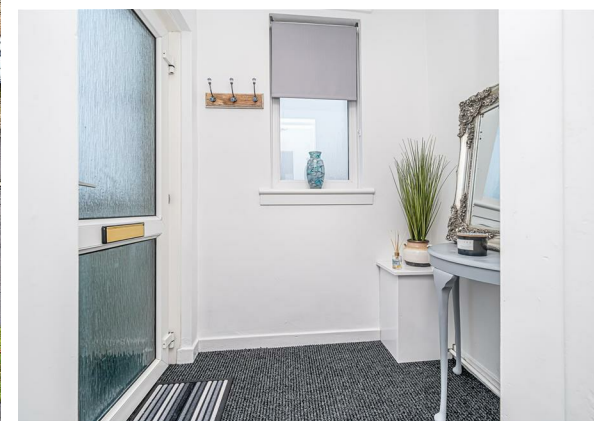




Morgans

PROPERTY

Forbes Lea West, Clune Road, Gowkhall, KY12 9NZ

Fixed Price £199,995







We are delighted to bring to the market this rarely available house type circa 1930's, which is quietly tucked away at the end of a cul-de-sac in the quiet hamlet of Gowkham. This semi detached bungalow does have steps to front and rear which lead into a deceptively spacious dwellinghouse with excellent outdoor space and development potential. Early entry is available and the accommodation briefly comprises entrance vestibule, hallway, lounge/diner, fitted breakfasting kitchen with door leading to steps into the gardens. Inner hallway leads to two double bedrooms and a four piece bathroom completes this home. There is good storage throughout and access to attic. The gardens are beautifully maintained, mainly laid to lawn and enclosed providing a child and pet safe environment. There is ample parking and driveway to side. The property is double glazed with gas central heating.





LOCATION

Gowhall is a small hamlet of executive homes located west of Dunfermline on Carnock Road, located on the approach road to the village of Carnock. Carnock itself, which is a popular residential village provides an excellent Primary School together with Public House and Restaurant. Regular transportation is available into Dunfermline City Centre, which offers a variety of entertainment, and shopping facilities including the Kingsgate covered Shopping Centre, retail parks, health clubs and a selection of social amenities. Dunfermline is located approximately five miles from the Forth Road Bridges and is therefore particularly popular with commuters to Edinburgh and many other parts of the central belt. Easy access is gained to the rail network and M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Glasgow, Stirling and the west.

EXTRAS INC. IN SALE/AGENTS NOTE

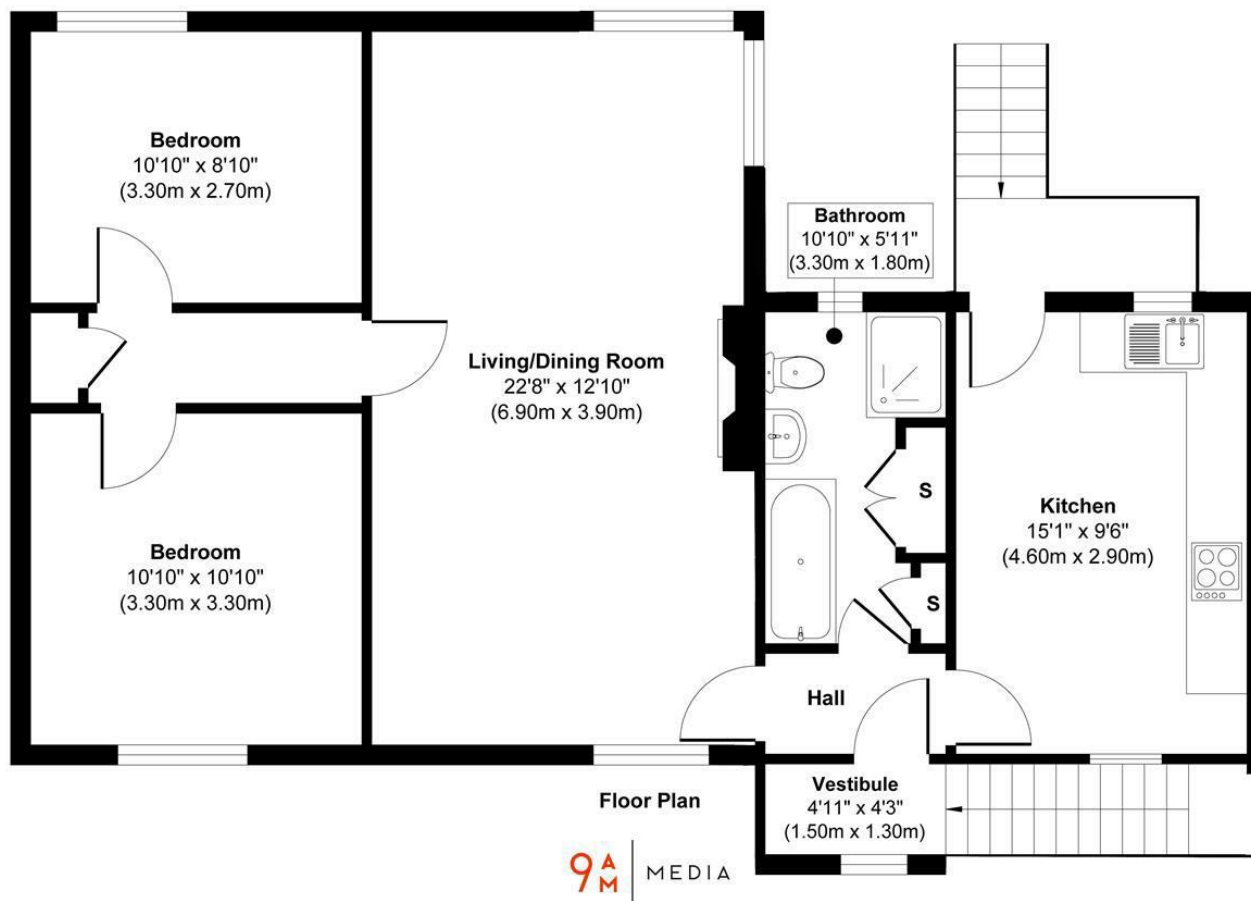
All floor coverings, blinds, bathroom and light fittings together with integrated appliances and garden shed.

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.









Approx. Gross Internal Floor Area 842 sq. ft / 78.29 sq. m

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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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.