

Morgans

PROPERTY

14 Old Kirk Road, Dunfermline, KY12 7SX

Offers Over £195,000







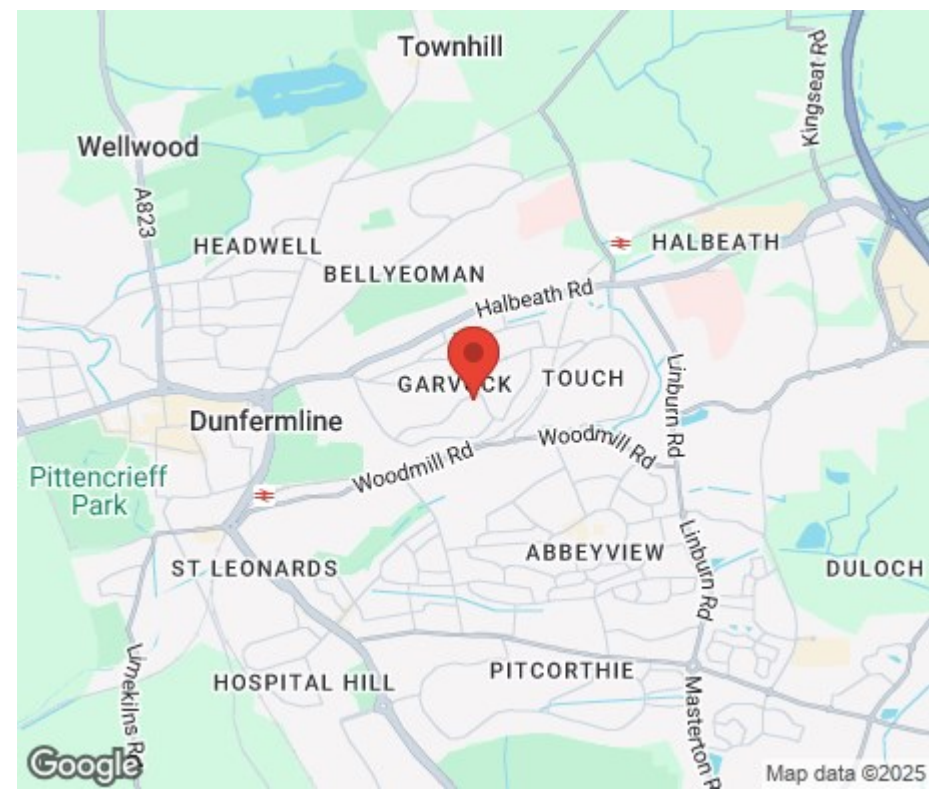




Excellent opportunity to purchase this semi detached villa in a cul-de-sac within the sought after Garvock area of the city. The property benefits from an enviable plot with views to Edinburgh and beyond. The accommodation briefly comprises entrance hallway, lounge/diner, kitchen and bathroom on the ground floor. On the upper level there are two double bedrooms, subject to the necessary planning consents the property could be converted into 3 bedrooms with en-suite facilities. Access to attic and good storage throughout. The driveway to the front leads to single garage and there are gardens to the front and rear. The property is 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, upstairs blinds, bathroom and light fittings together with integrated appliances.

This property is being sold as seen 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.





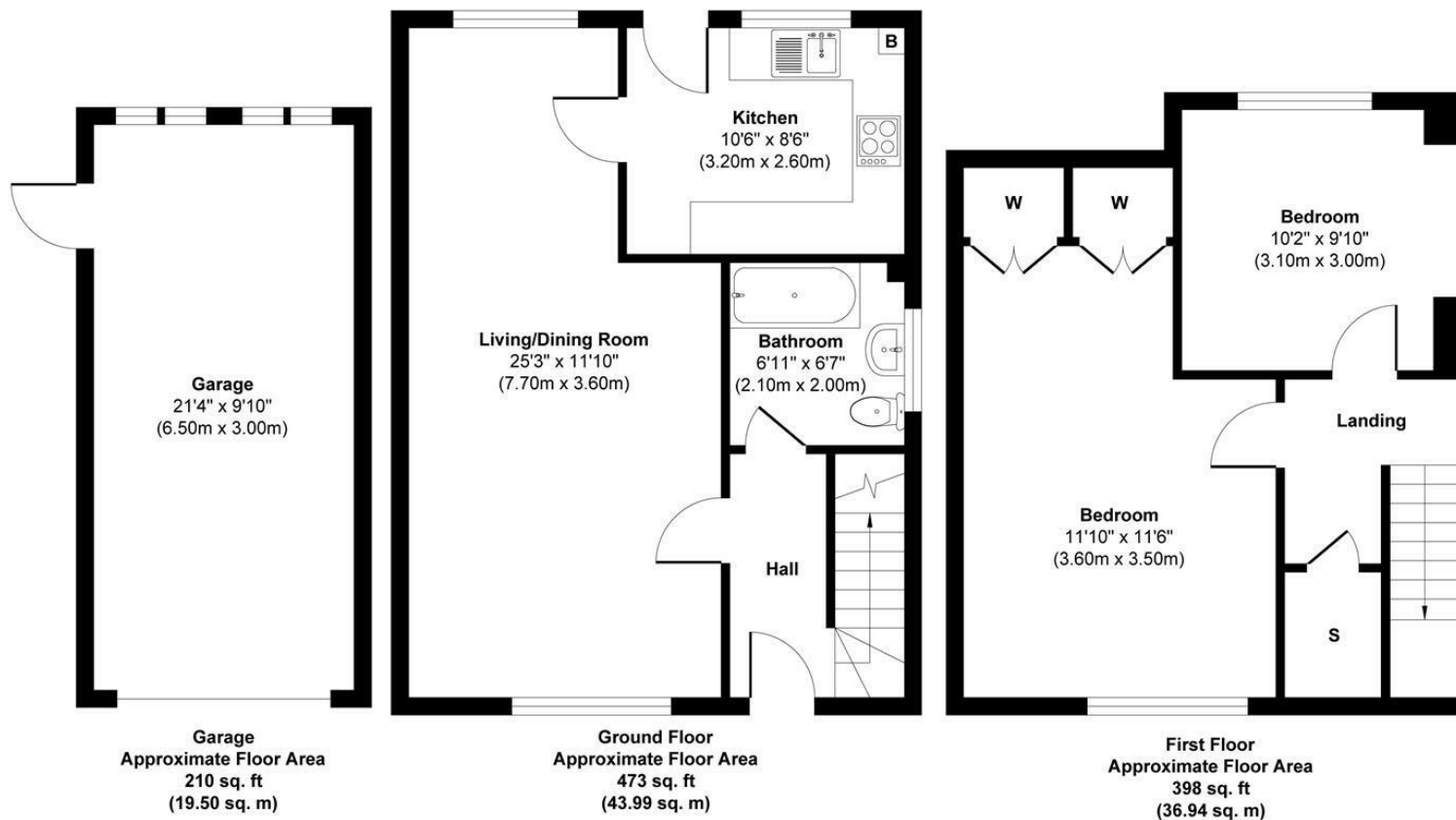












**Approx. Gross Internal Floor Area 1081 sq. ft / 100.43 sq. m (Including Garage)**

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



**SOLICITORS | PROPERTY**

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**PROTECTED**

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