



Morgans

PROPERTY

9 Park Place, Dunfermline, KY12 7QJ

Offers Over £430,000



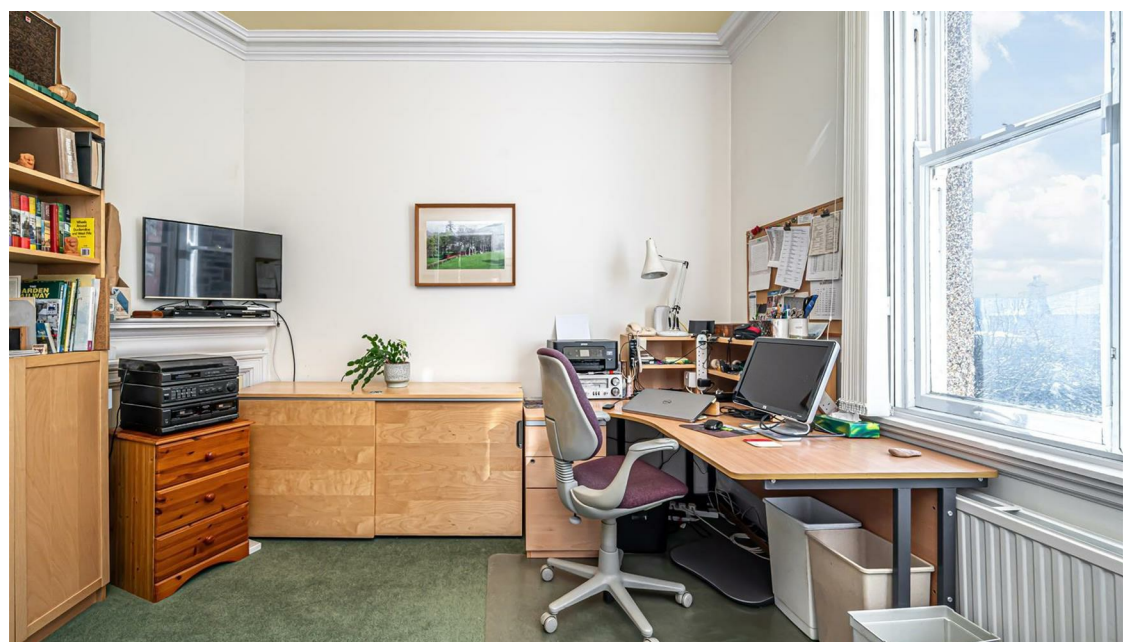




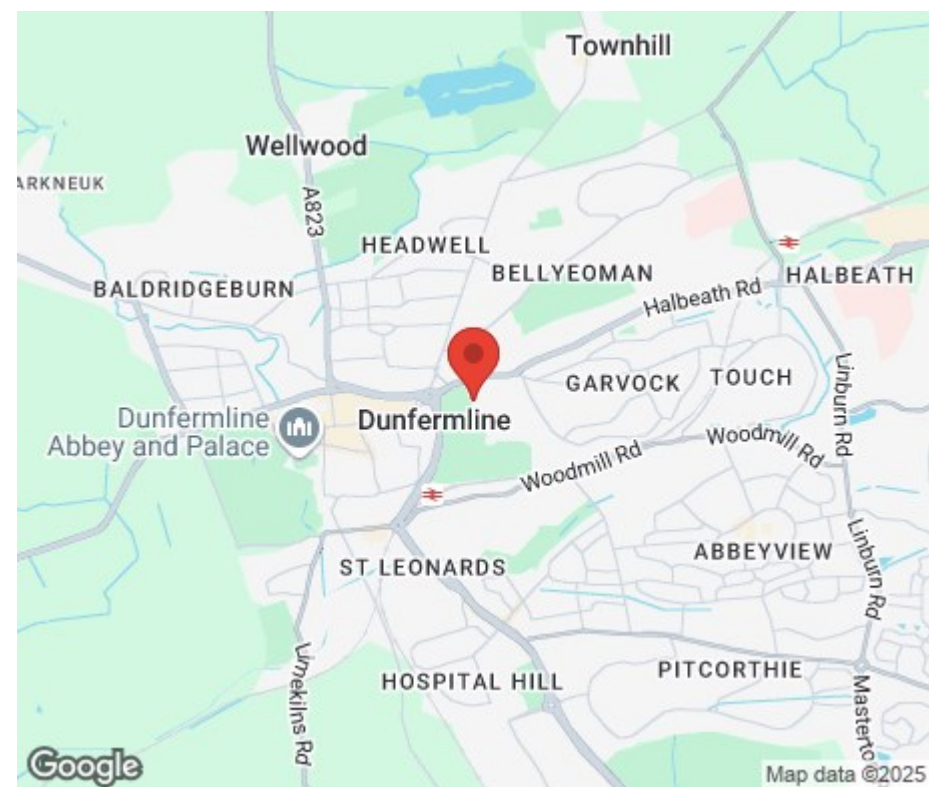




We are delighted to bring to the market this charming semi detached villa providing substantial accommodation in one of the city's most sought after locations, with fabulous views over the adjacent public park and a few minutes walk to the railway station and city centre. This period dwelling, circa 1911, offers character and charm throughout and retains many original features including fireplaces and decorative corning to name but a few. The accommodation is versatile throughout and briefly comprises entrance vestibule, reception hallway, formal sitting room with bay, separate dining room and family room. A breakfasting kitchen and double bedroom or office completes the ground floor. On the upper level there are four double bedrooms, family bathroom and further shower room. Access to attic. This home benefits from a cellar compartment and coal shed/outhouse providing additional storage facilities. The property has excellent outdoor space and a lovely walled garden with mature plants and shrubs with patio and seating areas. The property is part double glazed, part secondary glazed with 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, Perth and Dundee 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 and summerhouse.

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 2360 sq. ft / 219.42 sq. m (Including Outbuilding)

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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PROTECTED

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.