



Morgans

PROPERTY

24 Aberdour Road, Dunfermline, KY11 4PD

Offers Over £320,000



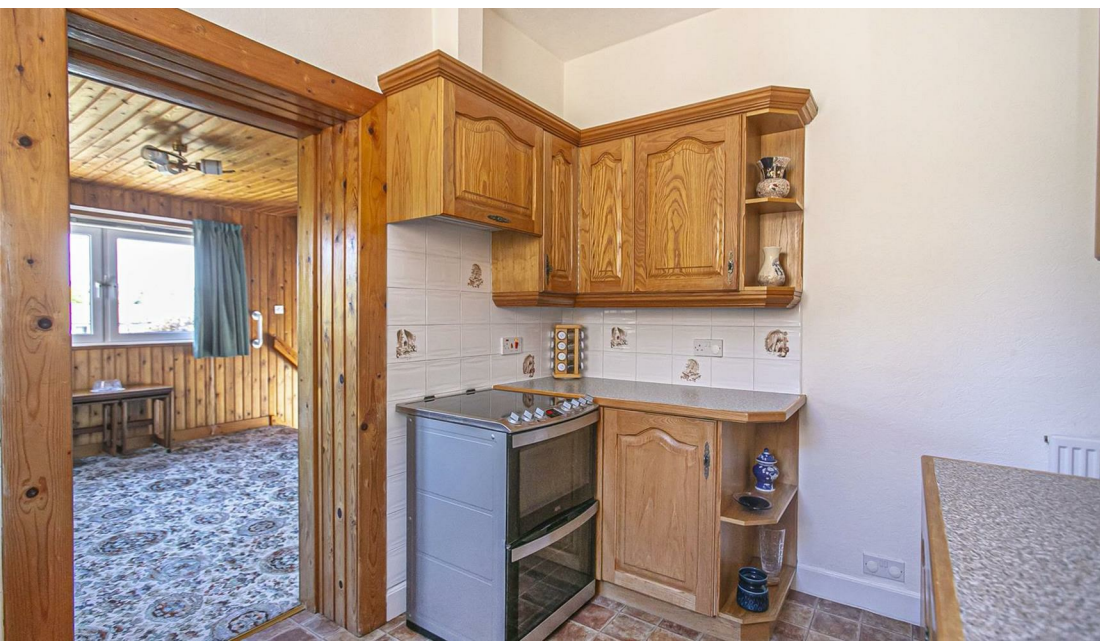




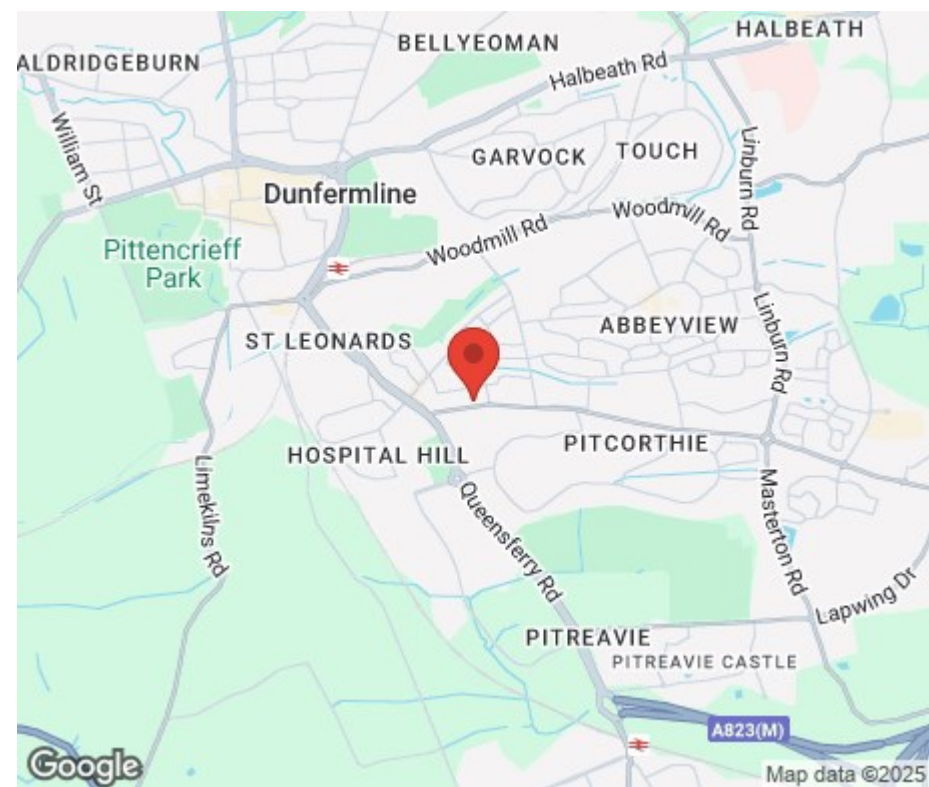




We are delighted to be marketing this charming detached bungalow in one of Dunfermline's most sought after locations with all local amenities and schooling closeby. Aberdour Road is tree lined and attractive setting for this family home which offers flexibility over two levels. The subjects are well presented and it has ample on street parking with driveway leading to single garage, together with generous mature gardens to rear, fully enclosed offering a child and pet safe environment. There is a large patio area and summerhouse, an ideal entertaining home. The accommodation briefly comprises entrance vestibule, hallway, lounge, kitchen leading to family room with steps leading down to cellar and further double bedroom. There are three further bedrooms, one of which is currently used as a dining room, modern shower room and large cellar which could be converted subject to planning. The property is double glazed with gas central heating. Early entry available.







## LOCATION

The ancient capital of Dunfermline won its bid to have official status city 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 together with integrated appliances.

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. The owner will not warrant the working order of the fixtures and fittings or appliances which are included in the sale price.







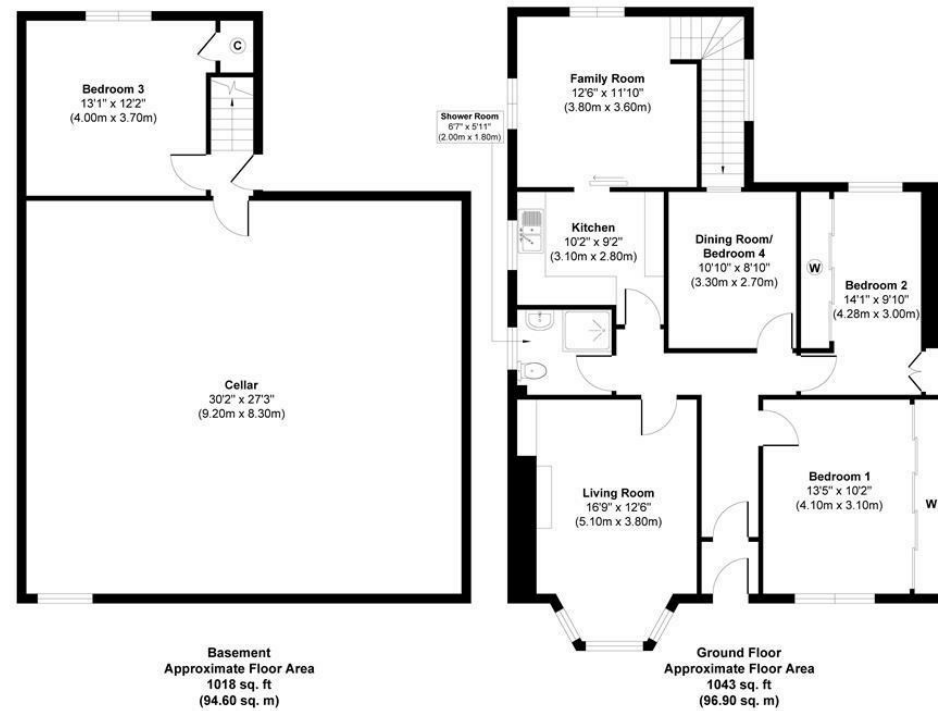








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Approx. Gross Internal Floor Area 2061 sq. ft / 191.50 sq. m

Illustration for identification purposes only, measurements approximate, not to scale. Copyright

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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.