

Morgans

PROPERTY

17 Cherry Bank, Dunfermline, KY12 7RG

Offers In The Region £320,000

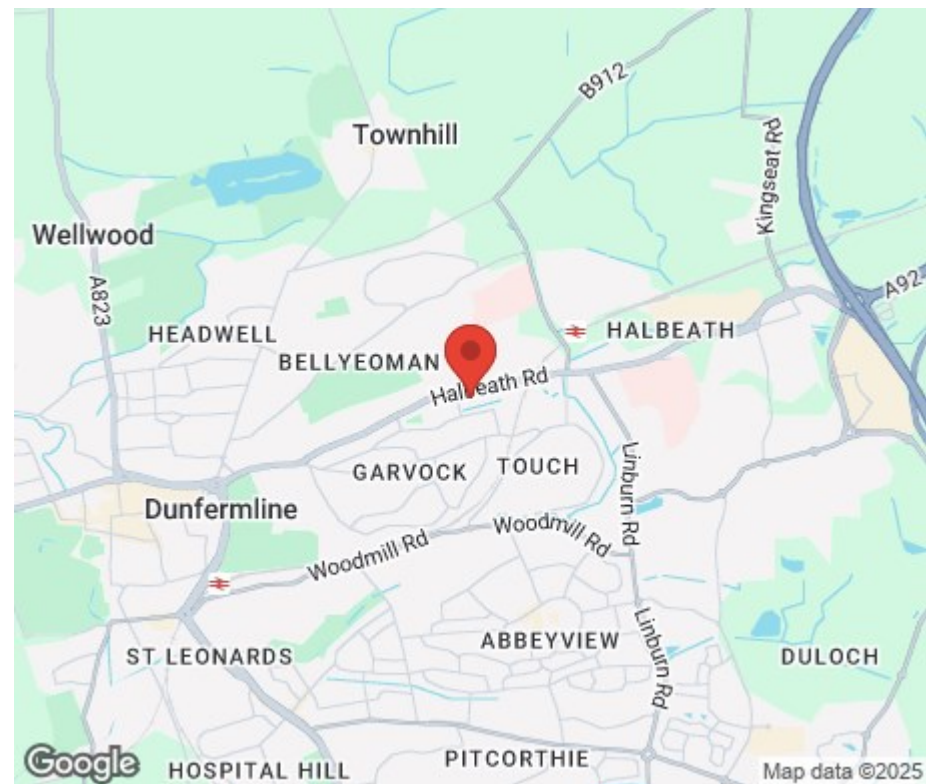






We are delighted to bring to the market this deceptively spacious bungalow which has been converted on the upper level to form a master bedroom and en-suite bathroom. The property is well appointed within this sought after Garvock estate and is positioned nicely in a quiet cul-de-sac with mature gardens which are fully enclosed providing a child and pet safe environment. The accommodation is nicely presented and briefly comprises entrance hall, lounge, kitchen, separate dining room and two double bedrooms with four piece family bathroom. On the upper level there is the master bedroom and further bathroom. Excellent storage and under eave space. The driveway gives access for several vehicles and there is ample on street parking. The grounds are well maintained with an abundance of plants, trees and feature pond. The property is double 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 honours competition to celebrate Queen Elizabeth's platinum jubilee. The honour was officially conferred by King Charles in a ceremony in Dunfermline city chambers on 3rd October 2022. The Royal Burgh is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House also reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era. 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, Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. Dunfermline benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern city. The local railway stations provide regular services to Edinburgh with rail links to other parts of the UK. There are also regular and convenient bus services both local and national with bus stations available in the centre of Dunfermline and park and ride services available from Halbeath and Inverkeithing.

AGENTS NOTE / EXTRAS INC IN SALE

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

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked









Approx. Gross Internal Floor Area 1521 sq. ft / 141.39 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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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.