

Morgans

PROPERTY

5 Tolmount Drive, Dunfermline, KY12 7YB

Offers Over £395,000







Situated in one of Dunfermline's most desirable areas within Garvock is this substantial detached townhouse offering unique accommodation over three levels with complete flexibility in how you wish to use the space and rooms which is rare in today's market. The ground floor is self contained and would be ideal as an annexe for additional family members. The property has been upgraded over the years with stylish and modern fixtures and fittings throughout. An excellent home for hybrid working as there is ample rooms to be adapted throughout. A superb family home. The accommodation is well presented and briefly comprises entrance vestibule, reception hall, double bedroom with en-suite facilities, utility room and w.c together with office and large storage area supplemented with family room on the ground floor. On the first floor spacious lounge, further sitting room or fifth bedroom, fitted kitchen with dining area giving access to the gardens and four piece bathroom. On the second floor there are three further double bedrooms with master en-suite. The gardens are private being fully enclosed providing a child and pet safe environment with large section of decking making this an ideal house for entertaining. The driveway gives access for several vehicles. The garage has been converted. 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 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

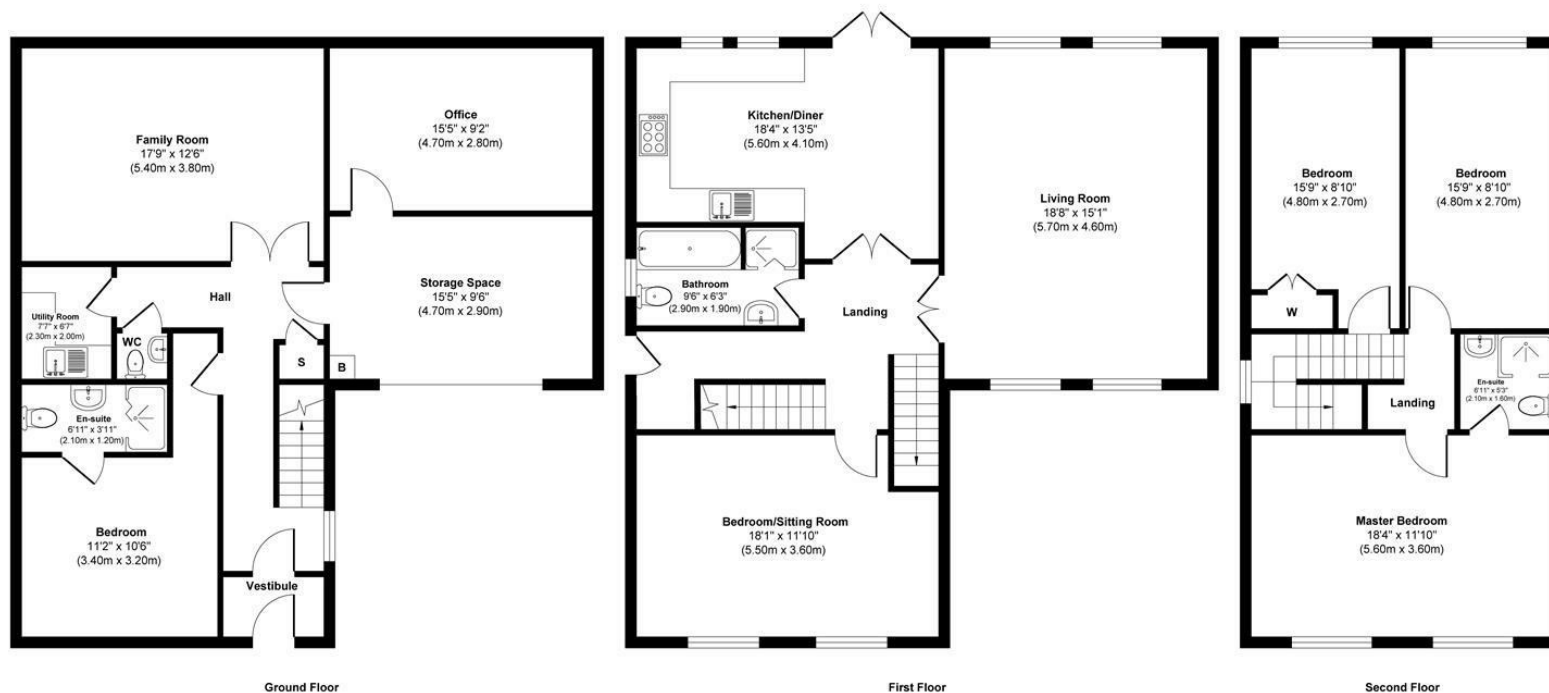
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

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 to the interlinked system installed in this property.









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.