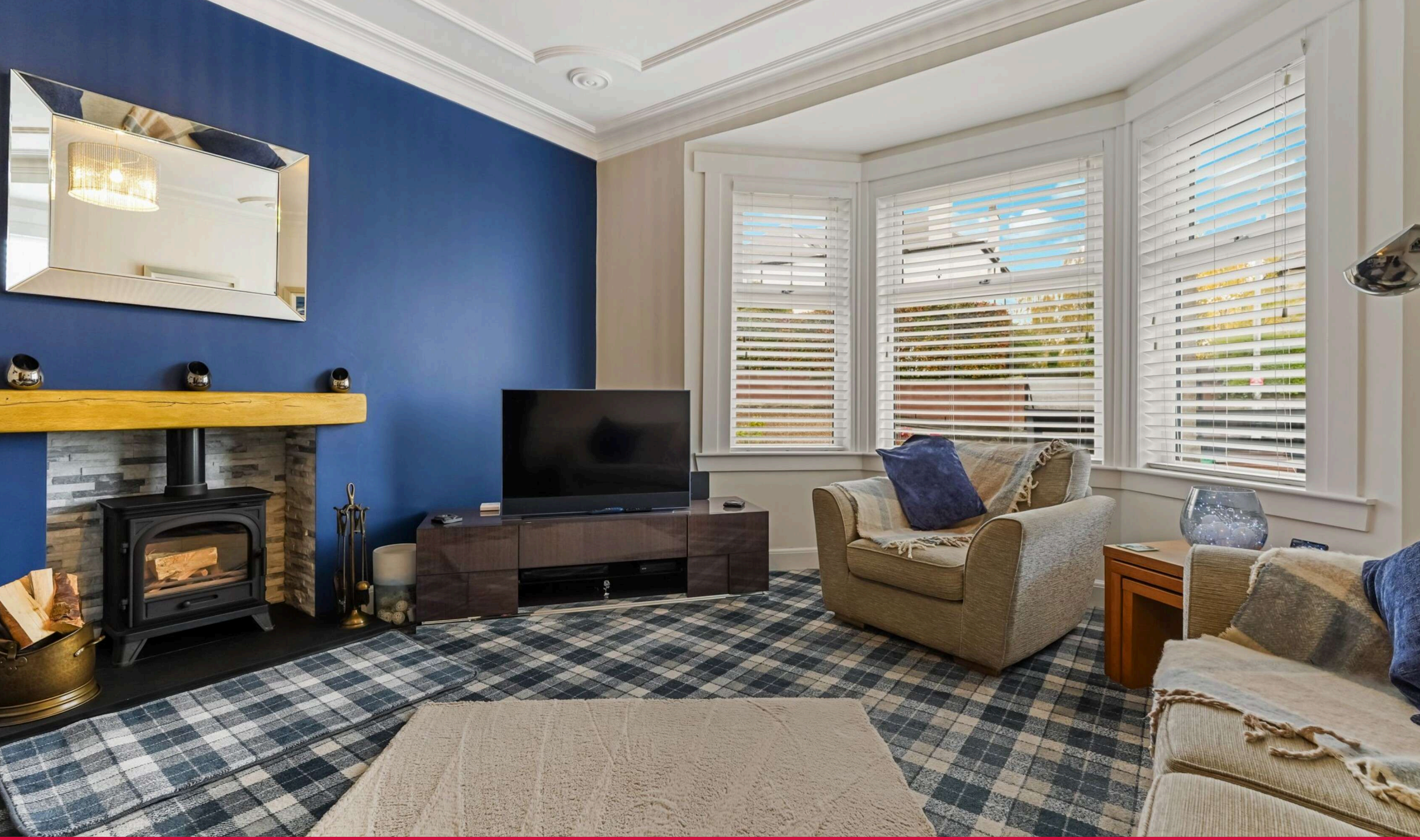
ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



33 Garvock Hill, Dunfermline, KY12 7UR

Offers Over £380,000



Ross & Connel are delighted to present to the market this truly stunning 4 bedroomed detached bungalow with large attic conversion fully modernised and upgraded to an exceptional standard and enjoying a very highly regarded area of Garvock. Ground floor - Entrance Vestibule, Hall, Lounge, Dining room, Beautiful breakfasting kitchen with quartz worktops, 2 Double bedrooms, Shower room. Attic level - 2 Double bedrooms, Bathroom. Large basement area - WC, 3 rooms and ample storage areas. Double glazing. Gas central heating. Garage. Driveway. Beautiful, landscaped gardens to front and rear. Pristine decor throughout. Quality fixtures and fittings. Top quality flooring. Exceptional example of property type. Very flexible accommodation. Well proportioned throughout. EPC - C. Council Tax - F. Freehold. 198 Sqm.

LOCATION

Garvock Hill is within walking distance of Dunfermline City centre with all its amenities. Dunfermline is located approximately five miles north of the Forth Bridges and is particularly popular with commuters to Edinburgh and many parts of the central belt. Easy access can be gained to the M90 motorway with its direct links to north and south of the Forth and Kincardine bridges. Dunfermline holds much historic interest and features a full range of shops, social and leisure facilities and educational establishments associated with a modern town. The local railway stations provide regular services to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national with park and ride facilities available at both Halbeath and Inverkeithing. Schooling of good repute is available for both primary and secondary Education.

PROPERTY - DETACHED BUNGALOW

- Large attic conversion
- Stunning property
- Highly sought after location
- Modernised to an exceptional standard
- Quality fixtures and fittings
- Flexible accommodation
- Large basement area
- Pristine decor throughout
- Rarely available property type
- Garage and Driveway
- Beautiful gardens

ACCOMMODATION

Entrance Vestibule 1.42 m x 1.26 m / 4'8" x 4'2"
With door to Hall.

Hall 6.78 m x 2.21 m / 22'3" x 7'3"
This is a very and welcoming hall which has oak doors to lounge, dining room, kitchen, 2 bedrooms and bathroom. Stairs to upper and basement levels. Storage cupboard.

Lounge 5.01 m x 4.17 m / 16'5" x 13'8"
A beautiful, bright room featuring a large bay window and feature fireplace with log style burner fire. Front.

Dining Room 5.01 m x 4.00 m / 16'5" x 13'1"
Another lovely and well proportioned public room, also featuring a large bay window. Front.

Breakfasting Kitchen 6.97 m x 2.93 m / 22'10" x 9'7"
This stunning kitchen has recently been refitted with most attractive wall and floor storage units and quartz worktops incorporating a peninsular island. Quality double oven, hob and extractor hood. Built in kitchen appliances and wine fridge. Door to garden. Rear.

Bedroom 3 5.52 m x 3.03 m / 18'1" x 9'11"
This is a lovely, well proportioned double bedroom. Door to large walk in wardrobe. Front.

Bedroom 4 3.86 m x 3.12 m / 12'8" x 10'3"
The fourth double bedroom is also of superb proportions. Side.

Walk in wardrobe 3.03 m x 1.51 m / 9'11" x 4'11"
This is a superb space, which has been fully fitted with ample hanging and shelving storage.

Shower Room 2.21 m x 1.75 m / 7'3" x 5'9"
This very stylish bathroom has recently been refitted with a contemporary white suite incorporating a shower set in a walk in shower compartment. The bathroom, which has a real luxury feel features marble effect wall panelling. Side.

Landing 2.73 m x 1.68 m / 8'11" x 5'6"
With doors leading to the 2 bedrooms and bathroom.

Bedroom 1 5.50 m x 4.89 m / 18'1" x 16'1"
This is a superbly proportioned double bedroom. Side.

Bedroom 2 6.53 m x 3.33 m / 21'5" x 10'11"
Another double bedroom is also of excellent proportions. Rear.

Bathroom 3.00 m x 2.73 m / 9'10" x 8'11"
This well proportioned bathroom is fitted with a white suite. Side.

Basement Level Hall 3.96 m x 2.72 m / 13'0" x 8'11"
With Oak doors leading to Room 2 & 3. Access to room 1. Storage cupboards.

Room 1 6.97 m x 2.84 m / 22'10" x 9'4"
With bi-fold doors to garden. Door to room 3.

Room 2 3.76 m x 3.01 m / 12'4" x 9'11"
An ideal utility area. Side.

Room 3 3.02 m x 2.31 m / 9'11" x 7'7"
Rear.

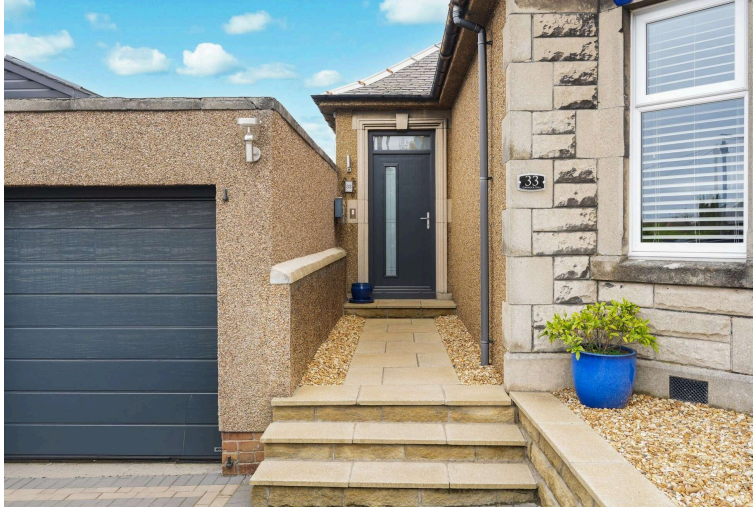
Gardens
An excellent feature this property has to offer is the superbly maintained, fully landscaped areas of garden ground.

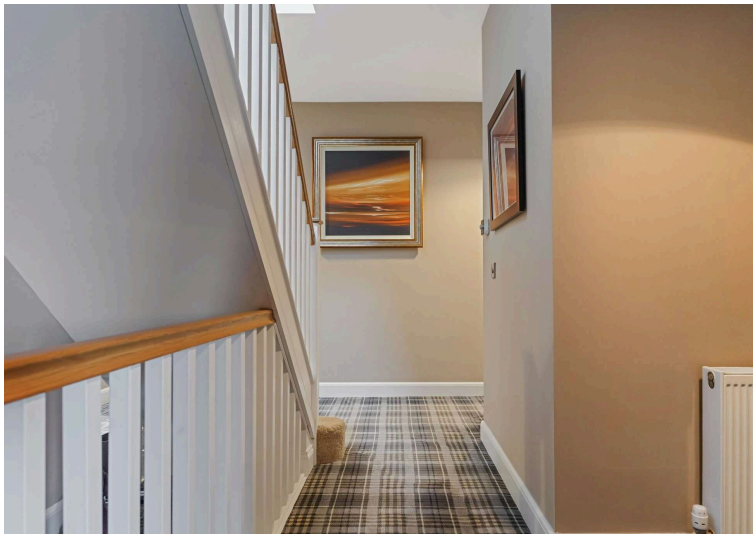
GARAGE/DRIVEWAY

There is a single garage accessed via a Monoblock driveway.

HEATING / GLAZING

Gas central heating & Double glazing.










BLACK & WHITE
SCOTCH WHISKY




DUNFERMLINE





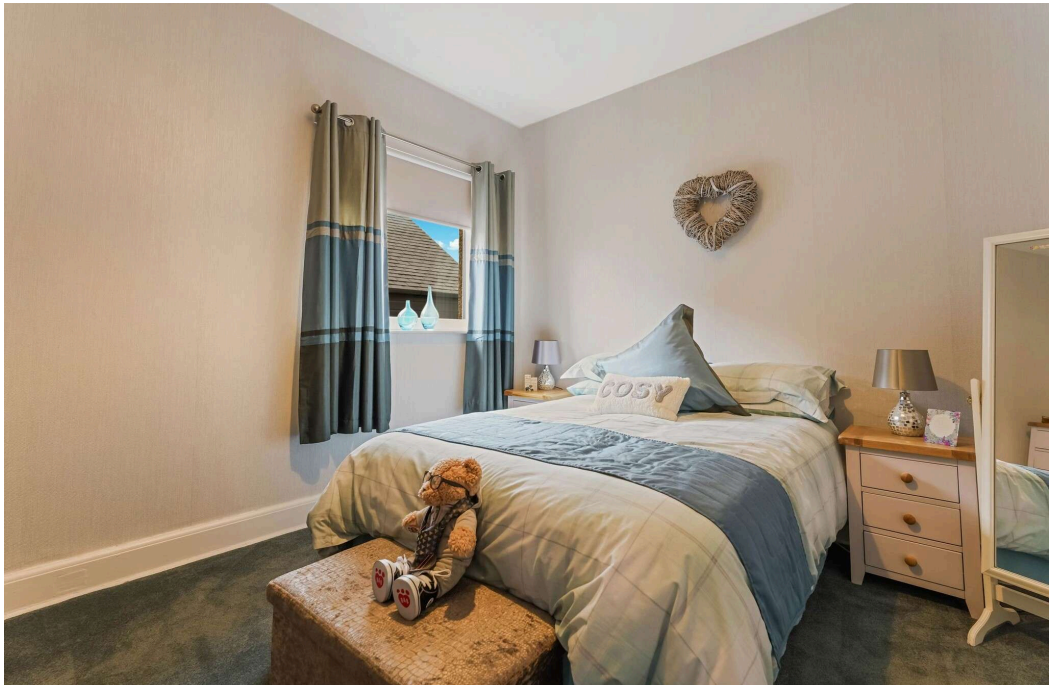






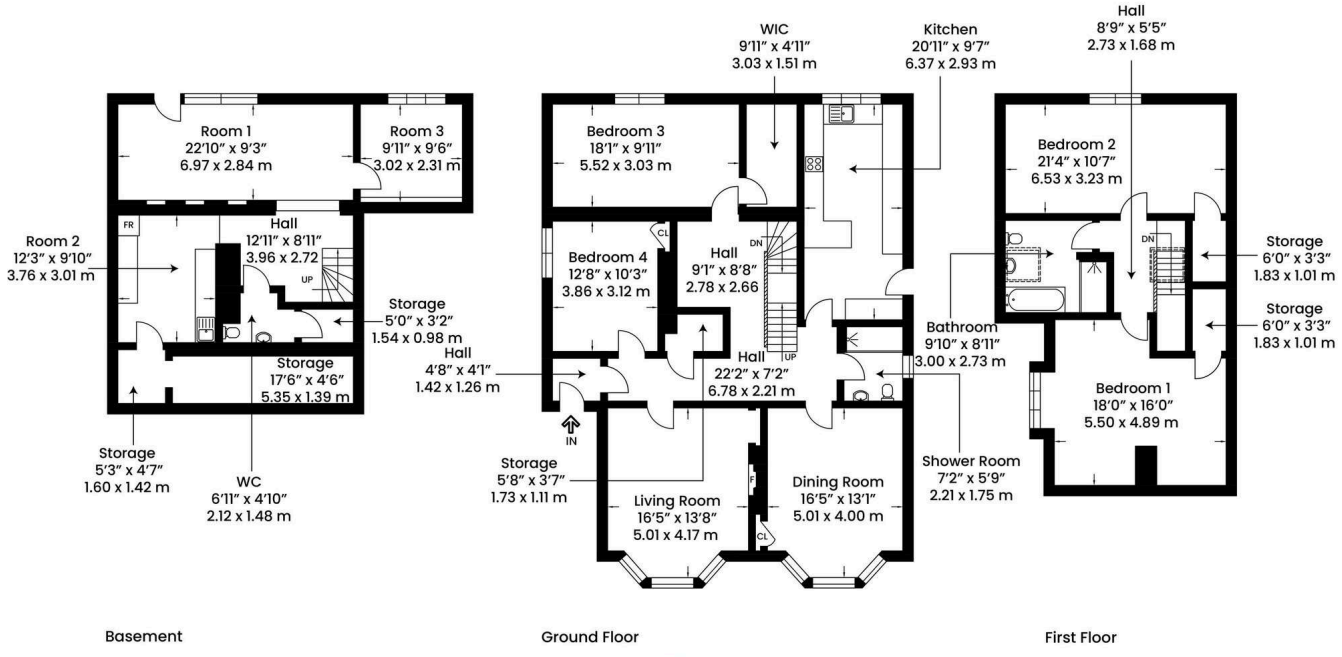





COSY







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
vistaBee 2026

VIEWING

Contact Ross & Connel on 01383 721156 or Lee-Anne Smith on 07882114972

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact Lee-Anne Smith at Ross & Connel on 01383 721156

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www.rossconnel.co.uk

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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