



Morgans
PROPERTY

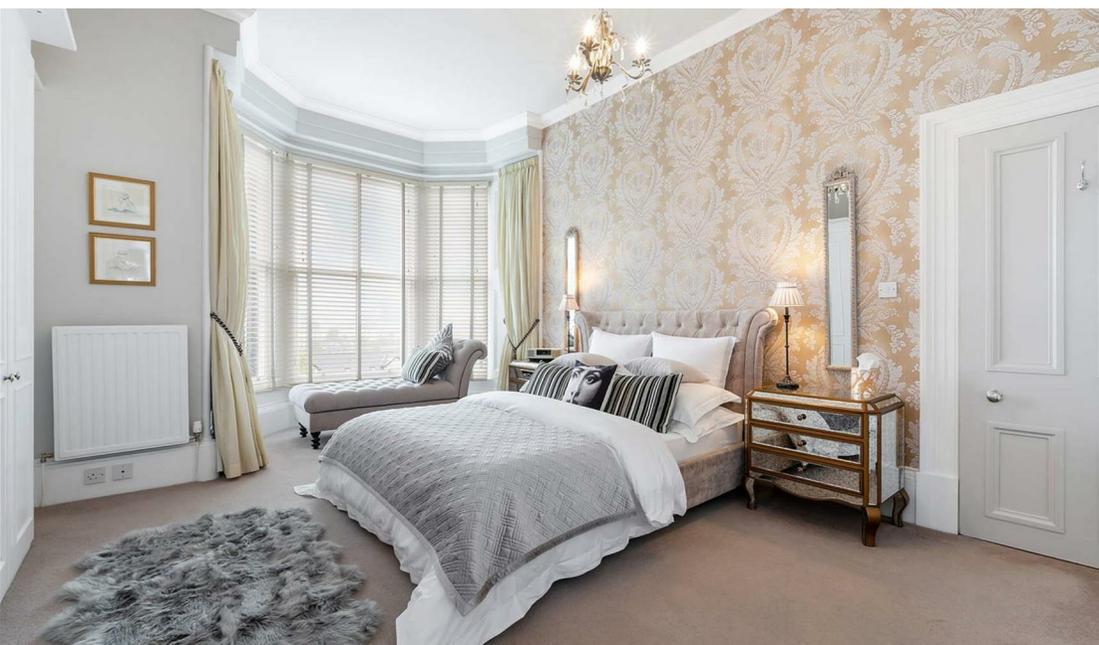
9 Comely Park, Dunfermline, KY12 7HU
Offers Over £595,000

5 4 3 D





We are delighted to be marketing 9 Comely Park, an impressive and substantial Victorian home circa 1860's which has undergone a complete renovation of works over the years yet retaining an abundance of original period features which have been enhanced throughout. The subjects benefit from a self contained Annexe with own front door entry, vestibule, open plan lounge with fitted kitchen, double bedroom and shower room with lovely conservatory. The present owners have beautifully turned this period house into a fantastic and stylish family home which is set amidst fully mature and established south facing gardens, providing excellent outdoor space and complimented by patio and seating areas, an idyllic haven, providing a child and pet safe environment. There is a detached double garage (electric doors), to the rear of the property accessed via the New Row with workshop. The main accommodation briefly comprises entrance vestibule, reception hallway, w.c and inner hall to Annex. Stunning formal sitting room with feature fireplace, lounge with bay window and wood burner, and dining kitchen. On the first floor there are four beautifully presented double bedrooms with two en-suites and four piece family bathroom. The top attic floor provides excellent loft space, versatile in usage and could be a playroom/office space. The property is an exceptional example of a period home providing modern living for today's lifestyles.





LOCATION

The Royal Burgh 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 town, 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 associated with a modern town. 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

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











Ground Floor

VistaBee
DIGITAL CONTENT CREATION

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 2022



SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



rightmove Zoopla.co.uk onTheMarket.com

s1homes.com

naei | propertymark
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.