

Morgans

PROPERTY

33 Fairways, Dunfermline, KY12 0DU

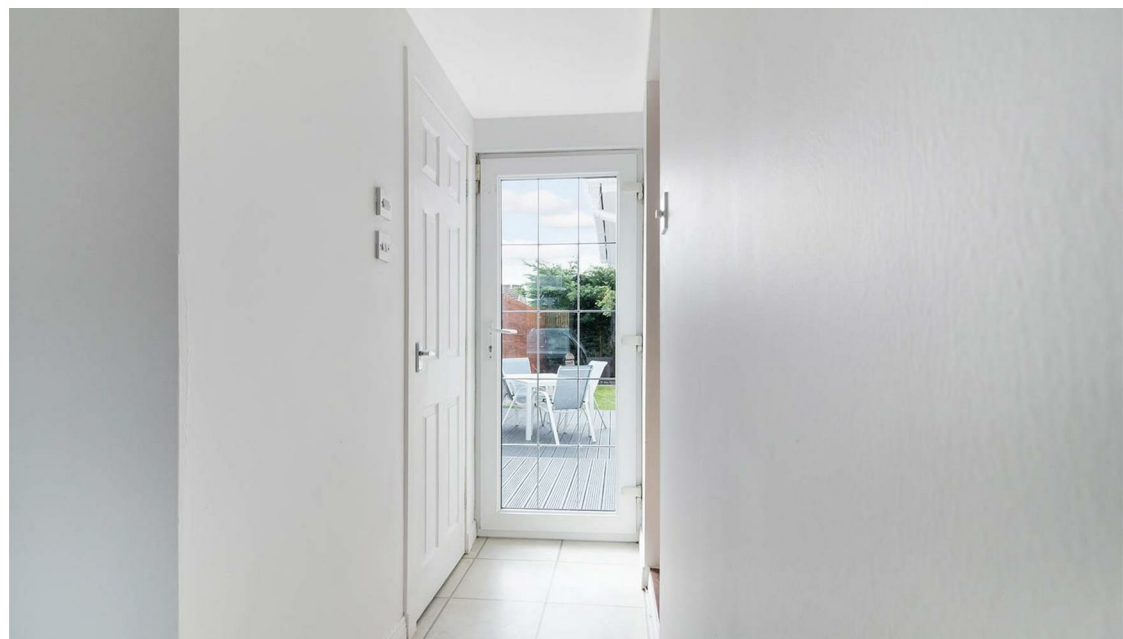
Offers Over £230,000







**** CLOSING DATE FRIDAY 05 AUGUST 2022 @ 12 NOON **** Excellent family home in well established estate off Townhill Road, with easy access to all local amenities and schooling. This modern and stylish family home has been smartly extended with garage conversion, which the current owners use as an office but could be a further bedroom or family room. The accommodation is well presented and briefly comprises entrance hall, storage, lounge, dining kitchen leading to feature conservatory. Office/bedroom four and shower room off. On the upper level there are three further bedrooms with family bathroom. Access to attic. Lovely gardens , fully enclosed providing a child and pet safe environment with raised decking and patio area. Double driveway and ample on street parking. The property is double glazed with gas central heating.





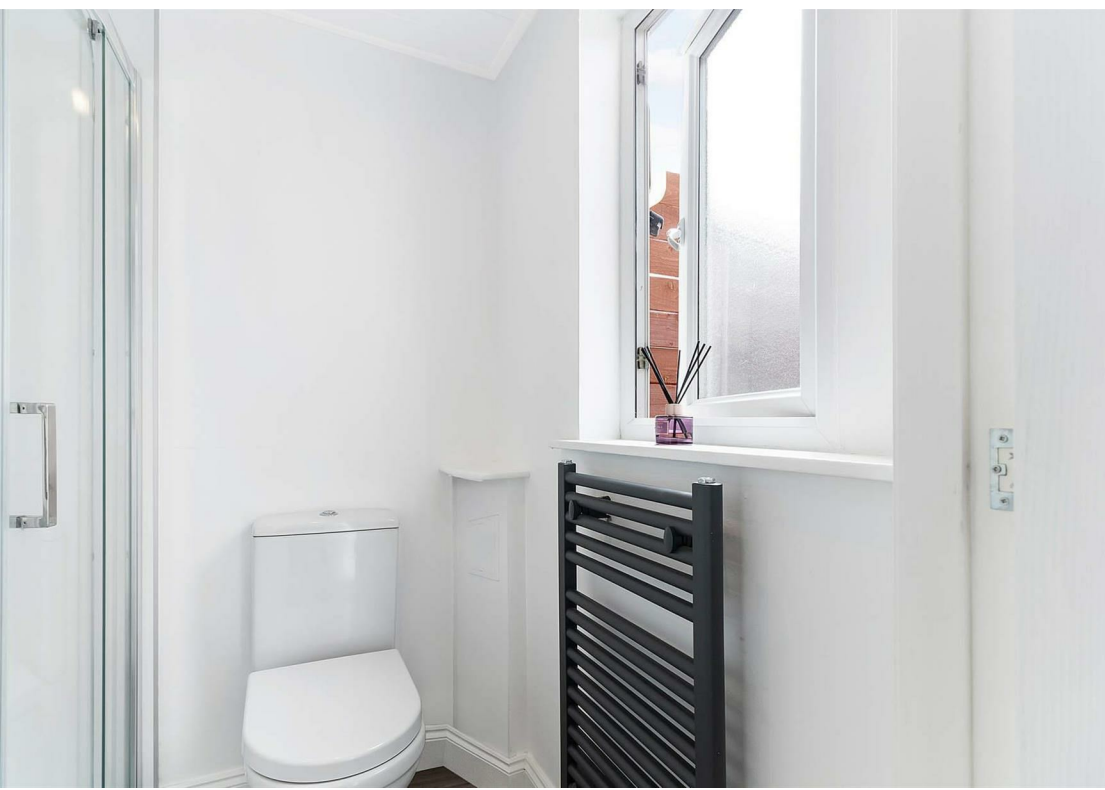
LOCATION

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.

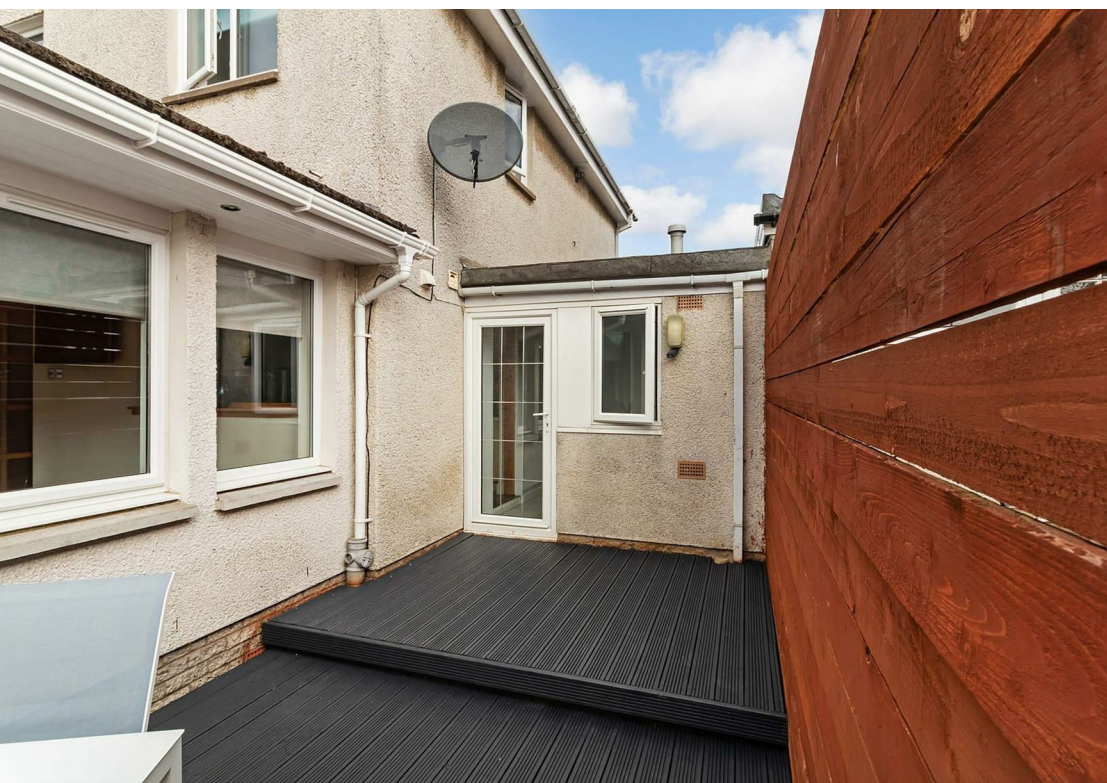
EXTRAS INC. IN SALE

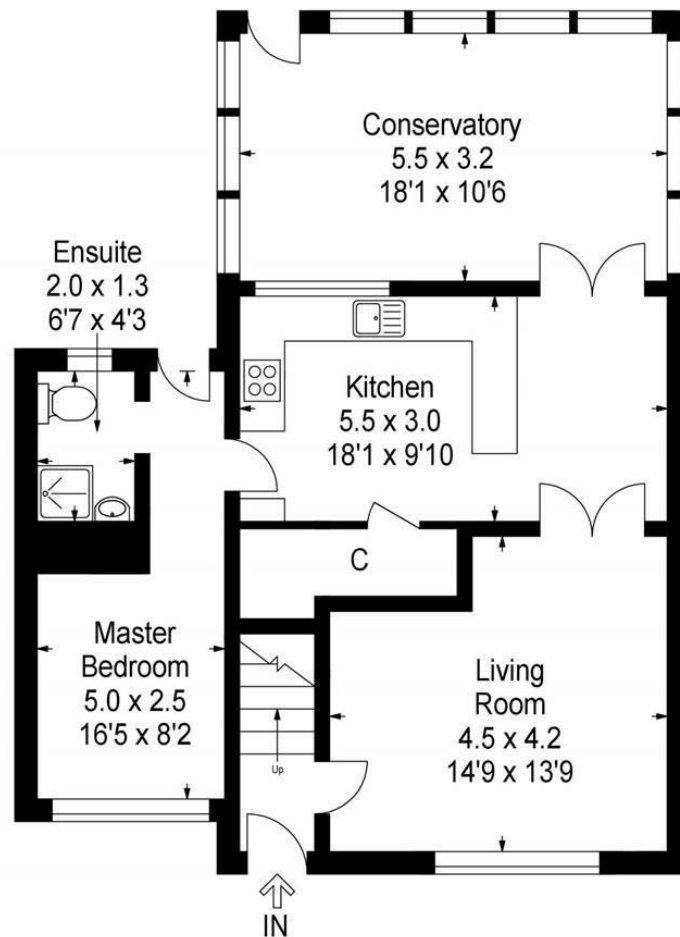
All floor coverings, blinds, bathroom and light fittings together with integrated appliances and garden shed.



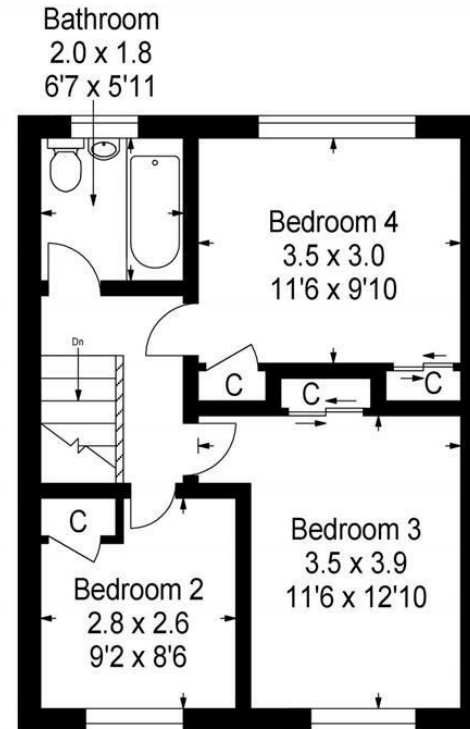








Ground Floor



First Floor



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)

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SOLICITORS | PROPERTY

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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.