



Morgans

PROPERTY

14 Blackwood Green, Dunfermline, KY11 8QG

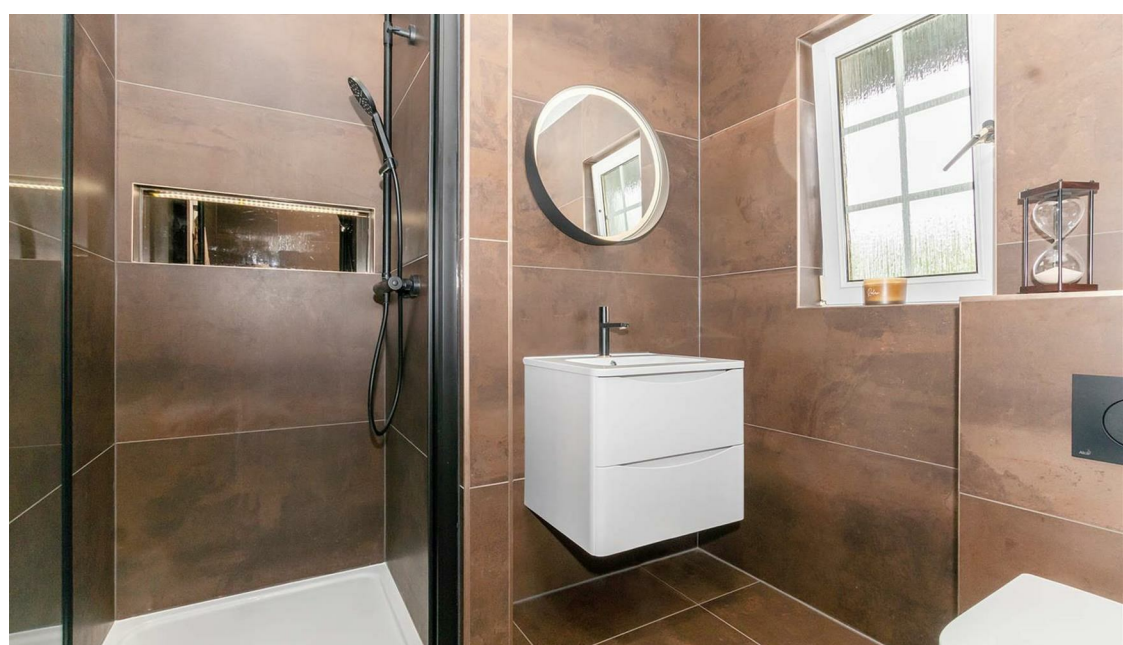
Offers Over £470,000







Absolutely stunning executive detached villa by Cala Homes in sought after Pitreavie Castle estate close to Dunfermline town centre. There are excellent local amenities and schooling close by. This home is ideally positioned for commuting with easy access to the M90 motorway link and Forth Road Bridges. The accommodation is a credit to the present owners offered in move in condition, who have extended the property to provide a beautiful family room with feature inset living flame fire and sliding glass wall with unspoilt view overlooking the landscaped gardens and woodland backdrop. The subjects briefly comprise entrance vestibule, split level hallway with half landing and snug, breakfasting kitchen and family room, dining room, lounge, utility and w.c with integral door to double garage. On the first floor there are four bedrooms with master en-suite and family bathroom. Access to attic. The landscaped gardens are fully enclosed providing a child and pet safe environment with feature decking, glass balustrades and tiled patio areas, an excellent entertaining home. The double driveway leads to double garage. 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.











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.