



125 East Baldrige Drive, Dunfermline, KY12 9FR
Offers Over £295,000







We are delighted to be marketing this keenly priced executive family villa built by Persimmon Homes in 2019. The property is offered in move in condition and nicely positioned within this exclusive estate at the end of the cul-de-sac. Ideally placed for Queen Anne High School, the estate has proven popular as all local amenities are within easy walking distance, a short walk takes you into the City Centre, Fife Cycle and foot path and Pittencrieff Park. The accommodation is stylish with quality fixtures, fittings and flooring throughout. It briefly comprises reception hall, front facing lounge, dining kitchen with built in appliances, utility room leading to w.c facilities together with double bedroom or family room on the ground floor. On the upper level 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, easy to maintain with patio area, an idyllic haven and an ideal entertaining space that is not overlooked. Double driveway leads to detached tandem garage with power and light within. The property has gas central heating and double glazing throughout.





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

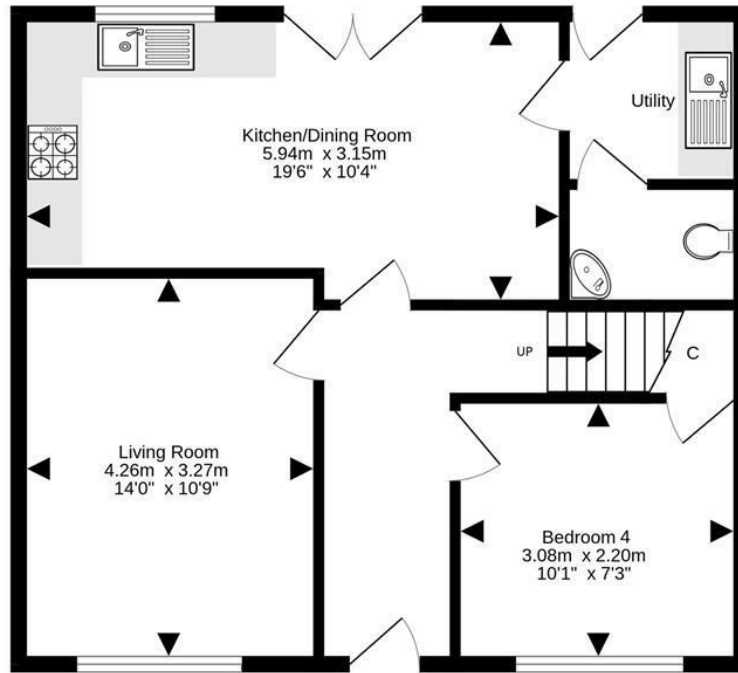
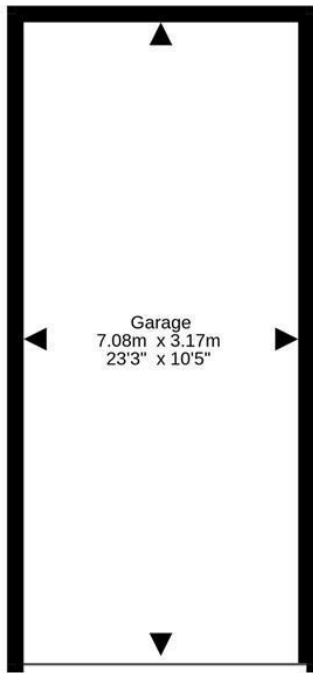
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

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 that any interlinked system has been installed in this property and interested parties should make their own enquiries.

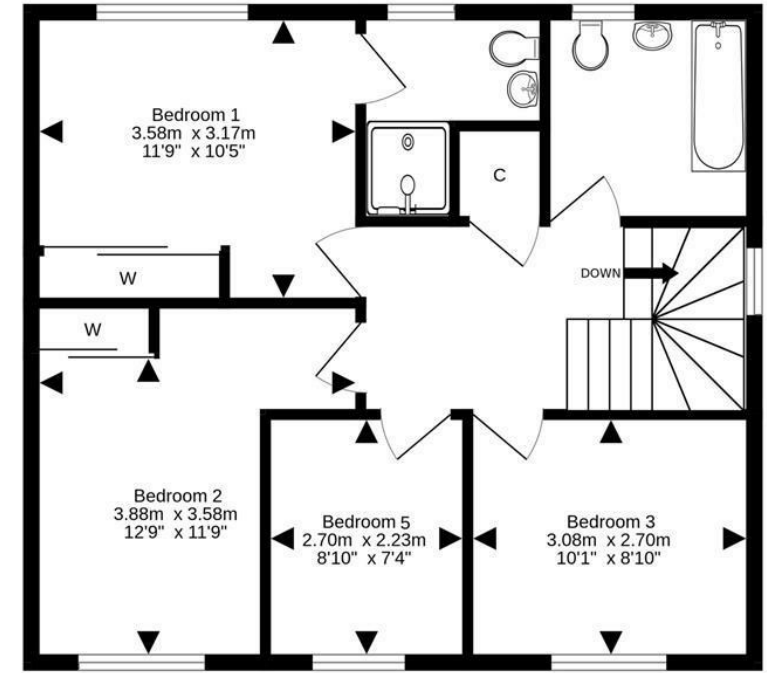








Ground Floor



1st Floor



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
Made with Metropix ©2023



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



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.