



**Morgans**  
PROPERTY

18 Teal Place, Dunfermline, KY11 8GB  
Offers Over £260,000







£15k UNDER HOME REPORT. This well-appointed and characterful detached family villa is located within the popular Duloch Estate within the eastern expansion the city of Dunfermline. Situated within a quiet cul-de-sac setting and conveniently located within a five minute walk to Tesco Superstore and Duloch Retail Park with Leisure Centre, library and schooling all within walking distance. The property has been refurbished recently including kitchen and bathroom sanitary ware complimented by fresh decoration throughout. There is a sizeable front porch providing shelter to the front door that leads to a welcoming reception hall with a door leading to the lounge and staircase to the upper level. The lounge is located at the front of the property featuring a fireplace with gas fire. Leading from the lounge and accessed through a feature arch is an open plan dining area with slide aside patio doors providing views and access to the rear garden. The kitchen contains fresh white floor and wall units and appliances providing excellent facilities for family needs and informal dining. A door from the kitchen leads to the utility room that provides space to house white goods for laundry use and the gas heating boiler with access beyond to the rear garden. Conveniently accessed off the utility room are cloakroom and wc facilities. On the upper level are four good-sized bedrooms with the master bedroom benefitting from an en-suite shower room. The family bathroom is accessed from the upper landing. The property benefits from gas central heating and double glazing. There are gardens to the front and rear with ample off-street parking for two cars and a single garage. The private rear garden is easily maintained and provides a child and pet safe environment. There is no onward sale chain, and an early entry is available.





## 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

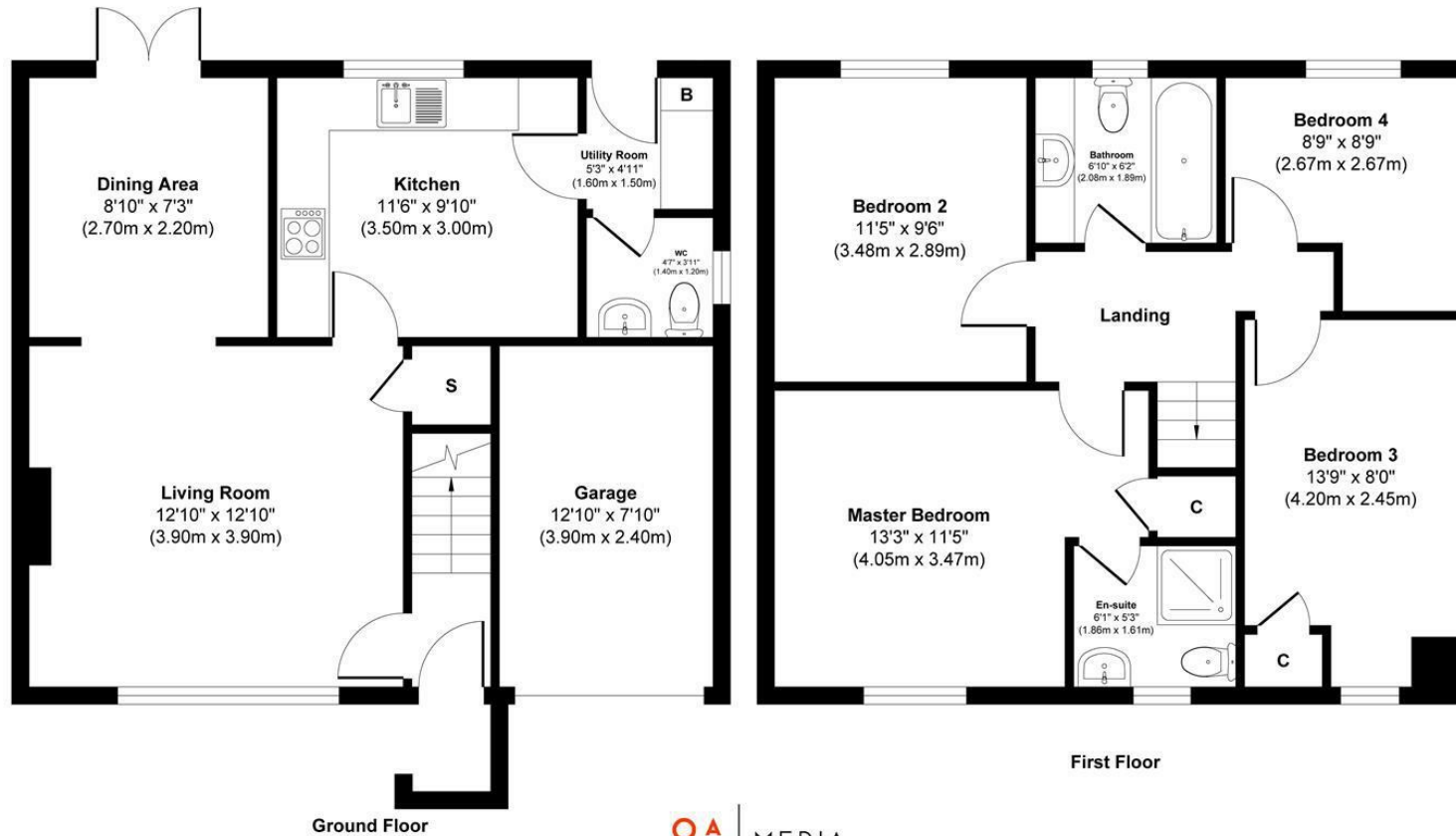
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property or white goods. Any intending purchaser will require to accept the position as it exists.









This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media

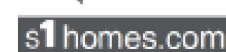


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