



**Morgans**  
PROPERTY

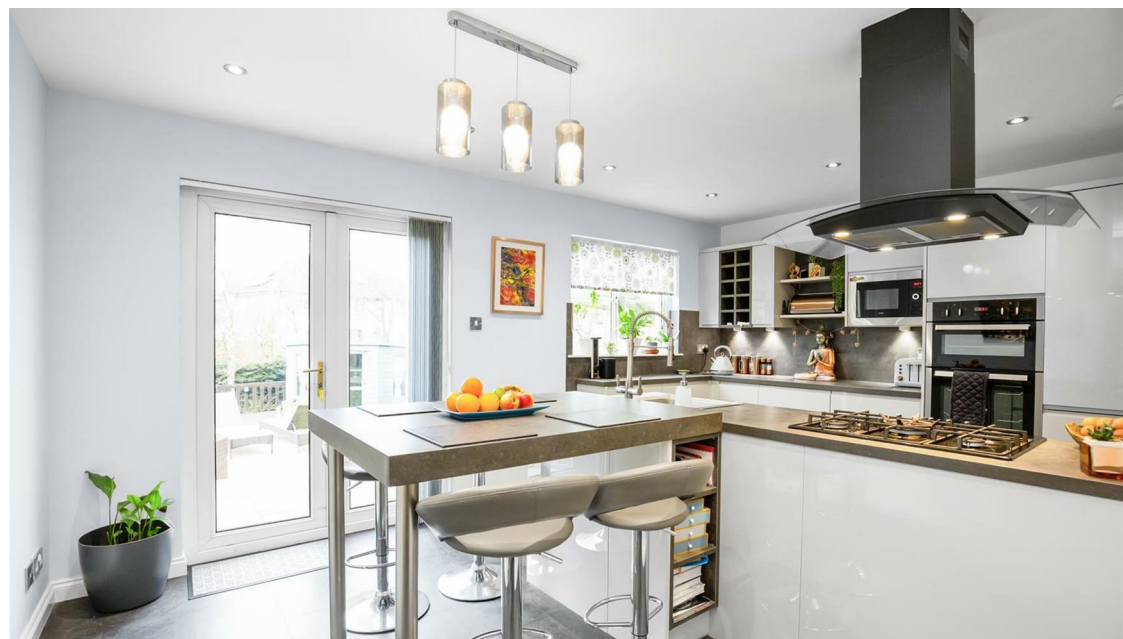
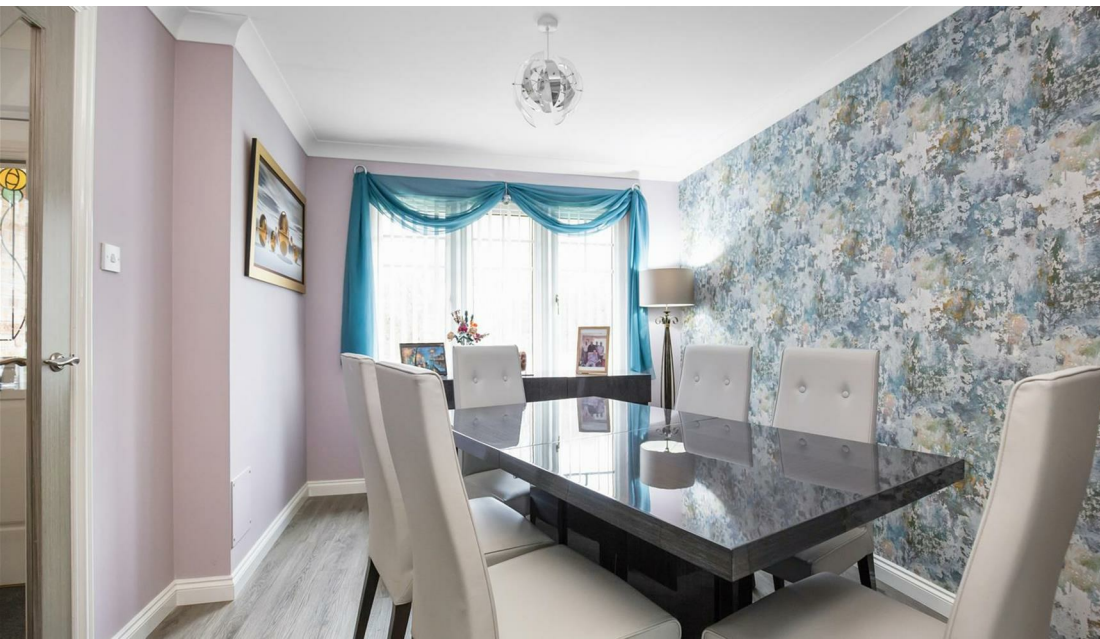
22 Dornoch Place, Dunfermline, KY11 8GX  
Fixed Price £355,000







We are delighted to be marketing this stunning executive detached family home situated in the exclusive Calais Muir Estate built by "Bett Homes". The property is quietly positioned at the end of the cul-de-sac. There are attractive landscaped gardens with seating and patio areas making this an excellent entertaining home with feature summerhouse. The grounds are fully enclosed providing a child and pet safe environment, an idyllic haven benefiting from a south facing aspect and woodland backdrop which is not overlooked. The generous accommodation is beautifully presented and comprises reception hall, downstairs wc, lounge leading to dining room, stylish breakfasting kitchen with separate utility room. On the upper level there are four bedrooms with master en-suite, three of which have fitted wardrobes and four piece family bathroom. Access to attic. The double driveway gives access to double garage with electric up and over doors. Early viewing is highly recommended to appreciate this superb family home. 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

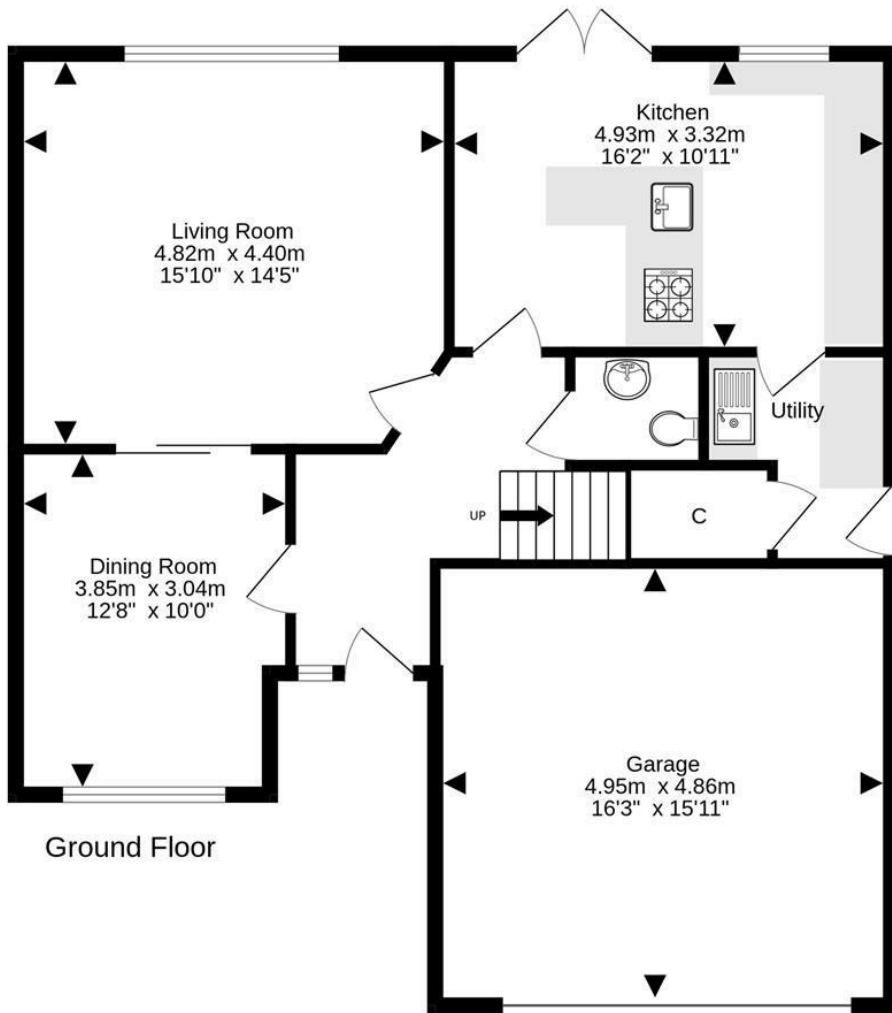
All floor coverings, blinds, bathroom and light fittings together with integrated appliances, garden shed and summerhouse.

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"). Please note our client has the inter-linked system installed.



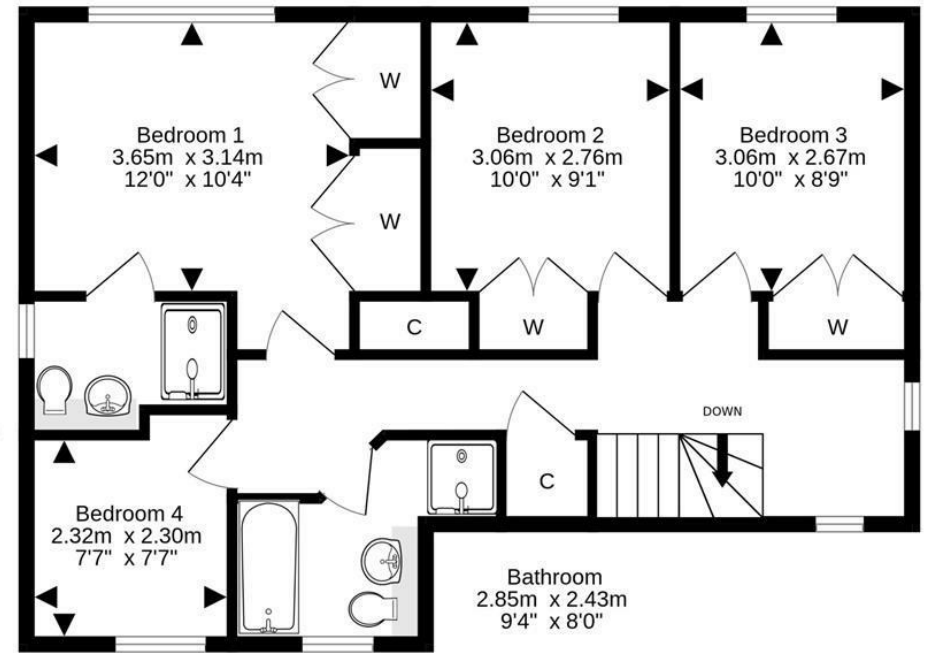






Utility Room  
2.33m x 2.09m  
7'8" x 6'10"

Ensuite  
2.29m x 1.51m  
7'6" x 4'11"



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 ©2024



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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.