



Morgans

PROPERTY

70 West Baldrige Road, Dunfermline, KY12 9AW

Offers Over £295,000







Well situated in West Baldrige Drive within this popular estate is this beautifully presented four bed detached family villa. The outdoor space is generous with a decked area, summer house and easy to maintain garden providing an excellent space suitable for children and pets. The property has a double driveway and garage. The subjects are stylish throughout and comprise entrance hallway, w.c, front facing lounge, dining kitchen with french doors leading to conservatory and utility room on the ground floor. On the upper level there are four double bedrooms all with fitted wardrobes, master en-suite and family bathroom. The property is double glazed throughout with gas central heating.





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

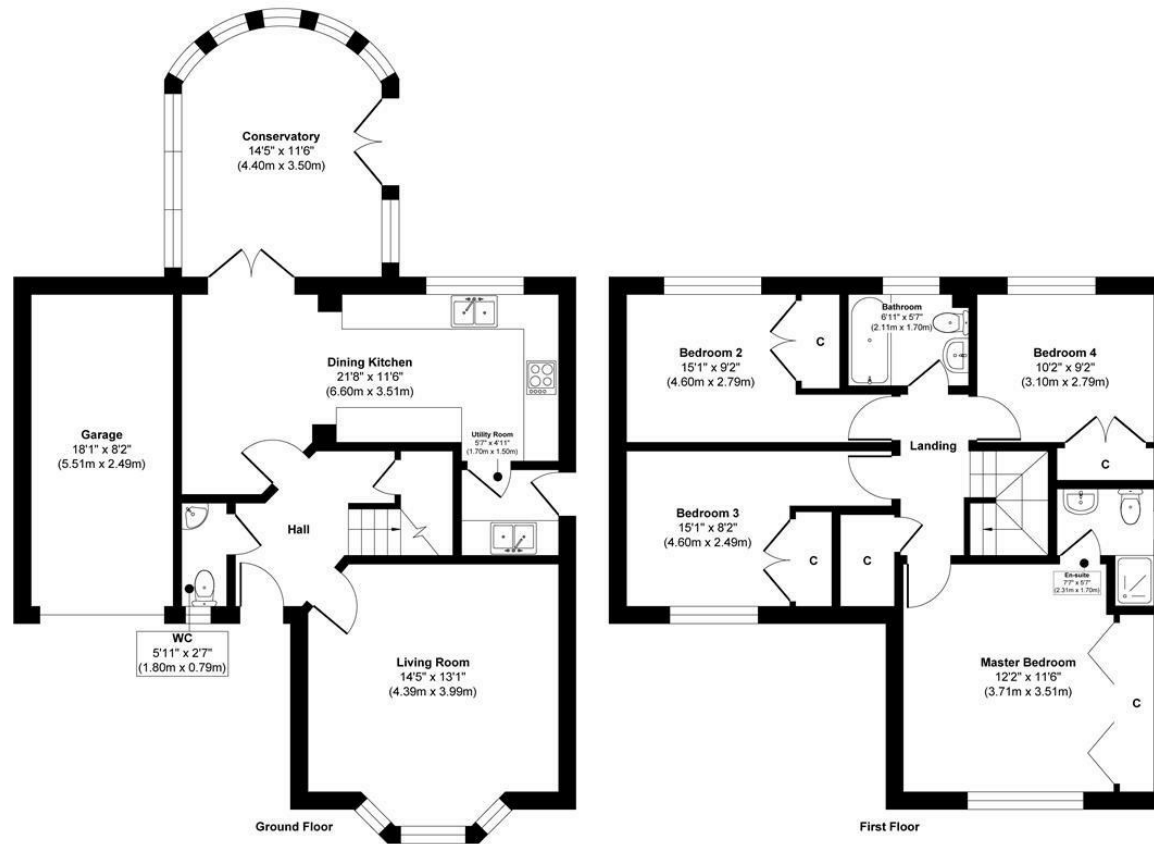
All floor coverings, blinds, bathroom and light fittings together with integrated appliances and summer house.

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.









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