



Morgans

PROPERTY

81 Dunnock Road, Dunfermline, KY11 8QE

Offers Over £215,000

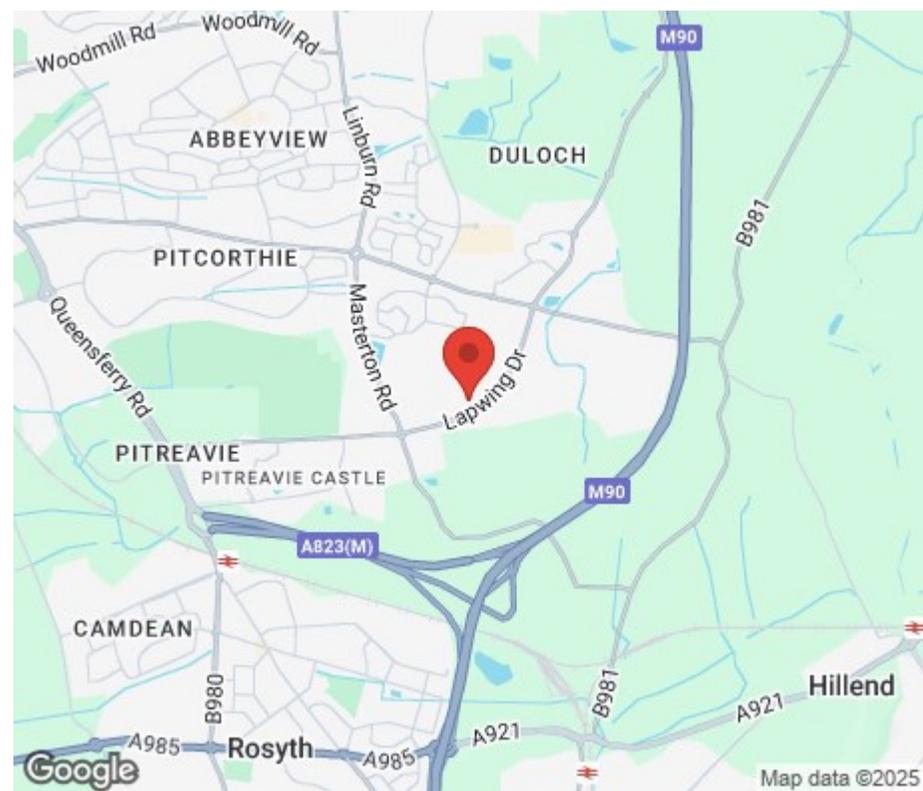
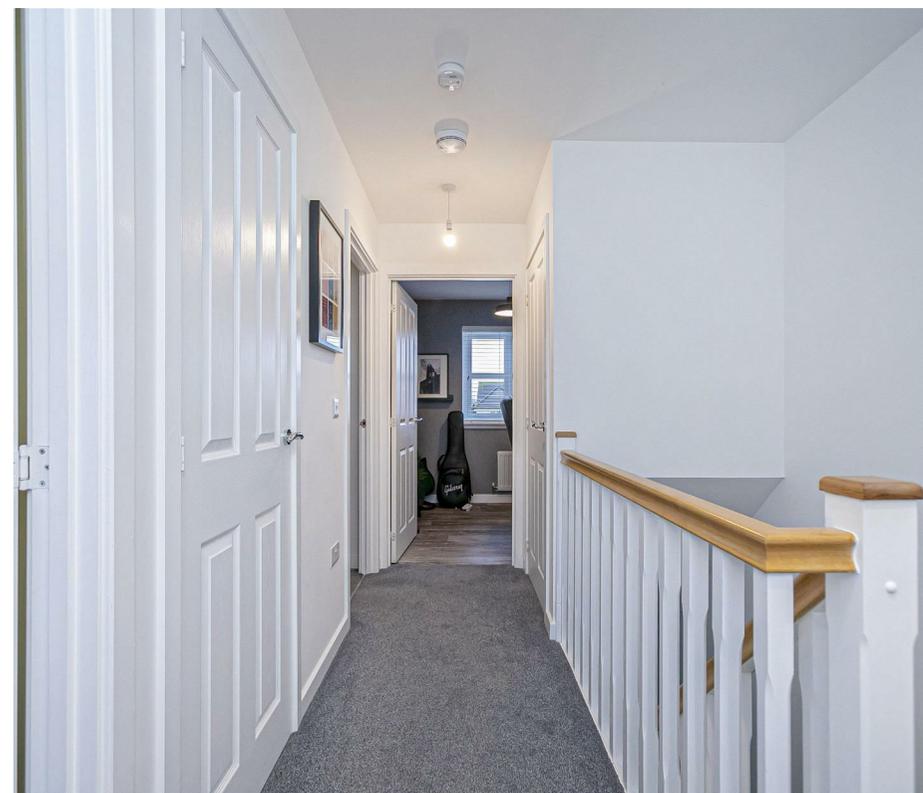






We are delighted to be marketing this modern and stylish three bed end terraced villa built by Miller Homes conveniently placed with direct links to the motorway network making this an ideal home for commuters. The property benefits from private and fully enclosed landscaped gardens providing a child and pet safe environment. Allocated parking spaces to the rear of the property along with ample visitors parking. The subjects are a credit to the present owners being offered in move in condition and well presented throughout, briefly comprising entrance hall, w.c , storage cupboard, lounge, dining kitchen with french doors to patio and on the upper level three bedrooms with master en-suite and family bathroom. Access to attic. The property is double glazed 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.

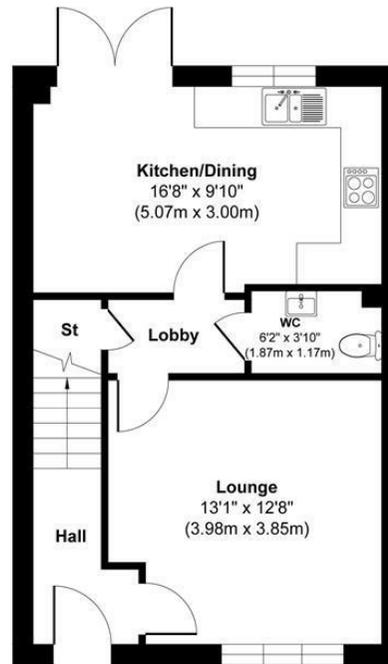
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.



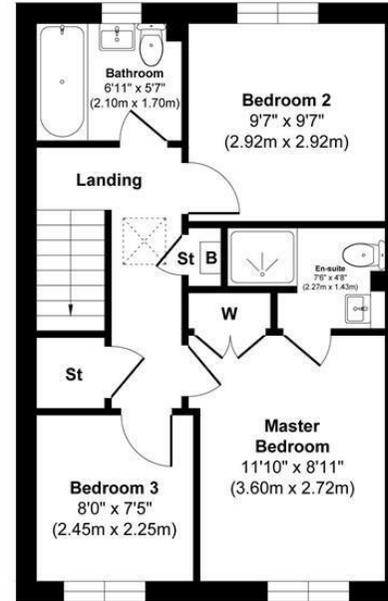




Dunnock Road, Dunfermline, KY11 8QE



Ground Floor  
Approximate Floor Area  
448 sq. ft  
(41.65 sq. m)



First Floor  
Approximate Floor Area  
448 sq. ft  
(41.65 sq. m)



Approx. Gross Internal Floor Area 896 sq. ft / 83.30 sq. m  
Illustration for identification purposes only. measurements approximate, not to scale. Copyright

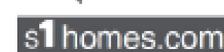


SOLICITORS | PROPERTY

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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.