

**Morgans**

PROPERTY

40 Goldcrest Place, Dunfermline, KY11 8WB

Offers Over £295,000











Located within Millers executive estate off Lapwing Drive is this detached family villa occupying an enviable corner plot with fully enclosed landscaped gardens offering a child and pet safe environment. This home is offered in immaculate move in condition and presented to a "show home" standard throughout by the current and only owner since newly built. The accommodation briefly comprises fully tiled reception hall, w.c facilities, lounge and dining room/family area with french doors to gardens and fitted kitchen with integrated appliances. On the upper level there are four bedrooms, master en-suite and stylish four piece family bathroom. Access to attic. The property benefits from front well maintained side gardens together with double driveway leading to single garage fully lined throughout. The gardens are mainly laid to lawn with large patio an ideal entertaining home. The property is double glazed with gas central heating/solar panels.







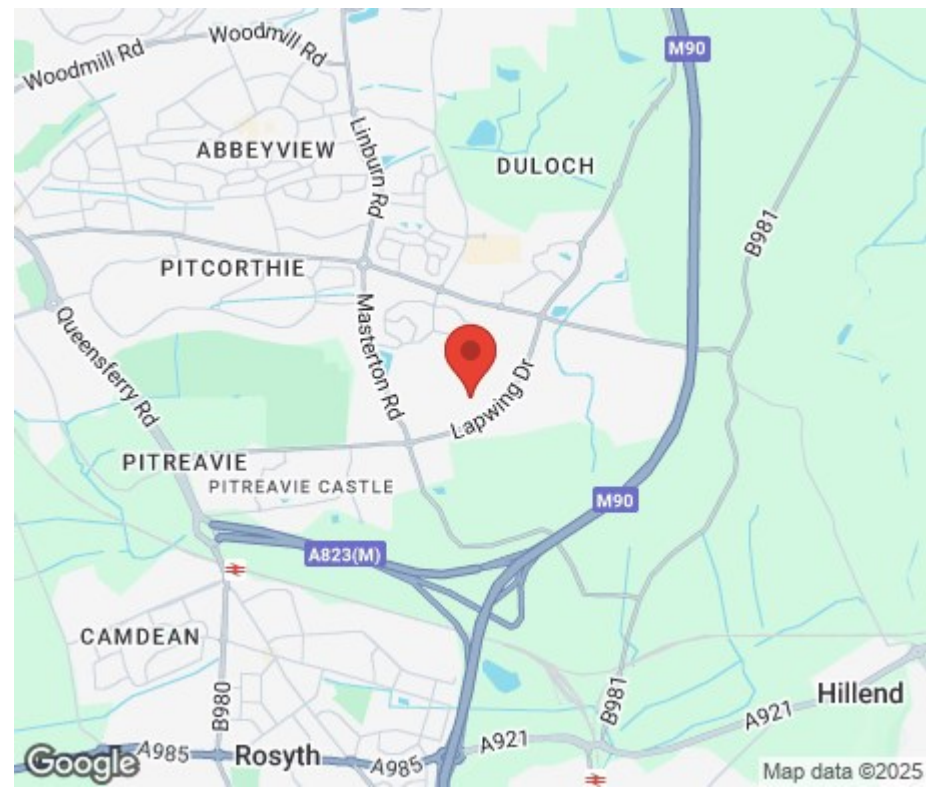
## LOCATION

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. Some items of furniture by negotiation.

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.









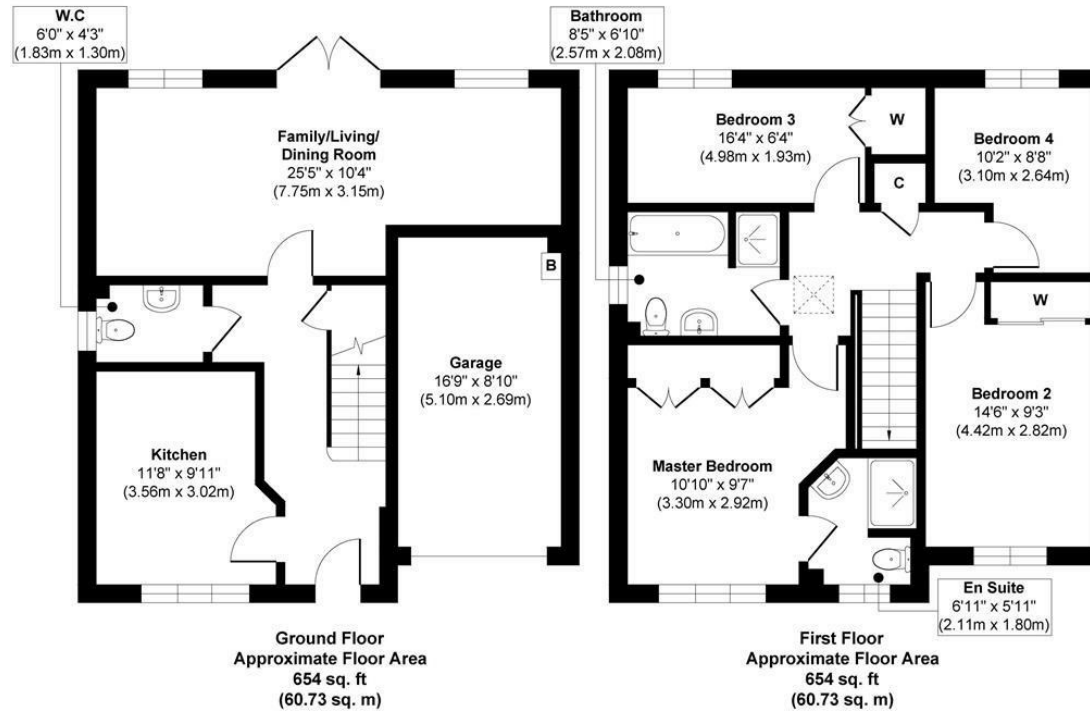








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Approx. Gross Internal Floor Area 1308 sq. ft / 121.46 sq. m

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