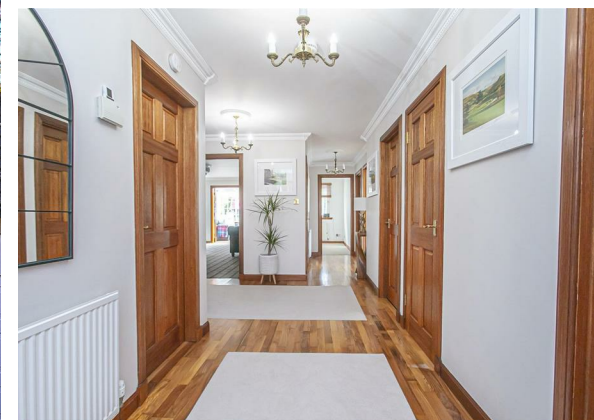




Morgans

PROPERTY

9 Tolmount Drive, Dunfermline, KY12 7YB

Offers Over £479,950







Stunning and rarely available on the market is the opportunity to acquire this individually designed bespoke self build completed in 1998. This substantial detached four bedroom family home offers flexible accommodation and is situated on a generous plot within a small private cul-de-sac of executive homes. The subjects are a credit to the present owners being offered in move in condition with high specification quality fixtures and fittings throughout. The property has generous accommodation and briefly comprise entrance vestibule, reception hall with excellent storage. Front facing bedroom with bay window, open family room with enclosed bar leading to spacious conservatory looking onto the garden to the rear. There are two further bedrooms, four piece family bathroom and utility room on the ground floor. Feature hardwood staircase leads to gallery landing with breakfasting kitchen, dining room with balcony, formal lounge, WC facilities and master bedroom with dressing room and newly fitted en suite. There are attractive well maintained private gardens to the front and rear with patio areas and gazebo, excellent outdoor space. Monobloc driveway gives access for three vehicles leading to larger than average integral garage with electric roller doors. The property is double glazed with gas central heating throughout. Essential viewing.





LOCATION

The ancient capital of Dunfermline won its bid to have official status city 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 some light fittings together with appliances and hot tub. Please note that the hot tub is currently not working, there is no warranty given for any 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.

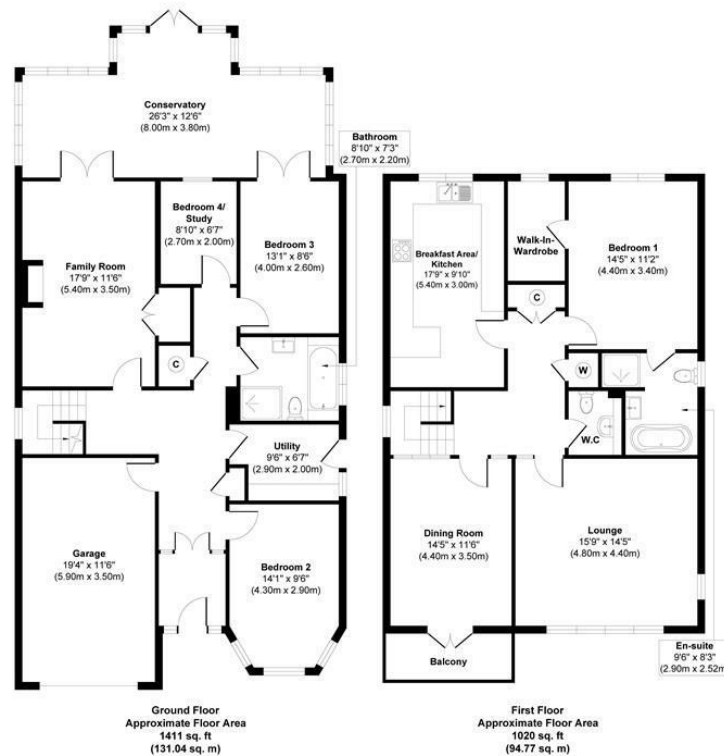
We are required under the Estate Agents Act 1979 and provision of information regulations 1991, to point out that the client we are acting for on the sale of this property is a "connected person" as defined by that act.







Tolmount Drive, Dunfermline, KY12 7YB



Morgans

PROPERTY

Approx. Gross Internal Floor Area 2431 sq. ft / 225.81 sq. m

Illustration for identification purposes only, measurements approximate, not to scale. Copyright

Morgans

PROPERTY

SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



espc

rightmove

Zoopla.co.uk

onTheMarket.com

s1homes.com

naei | propertymark
PROTECTED

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.