



Morgans

PROPERTY

2 Pitcorthie Road, Dunfermline, KY11 8DR

Fixed Price £259,950



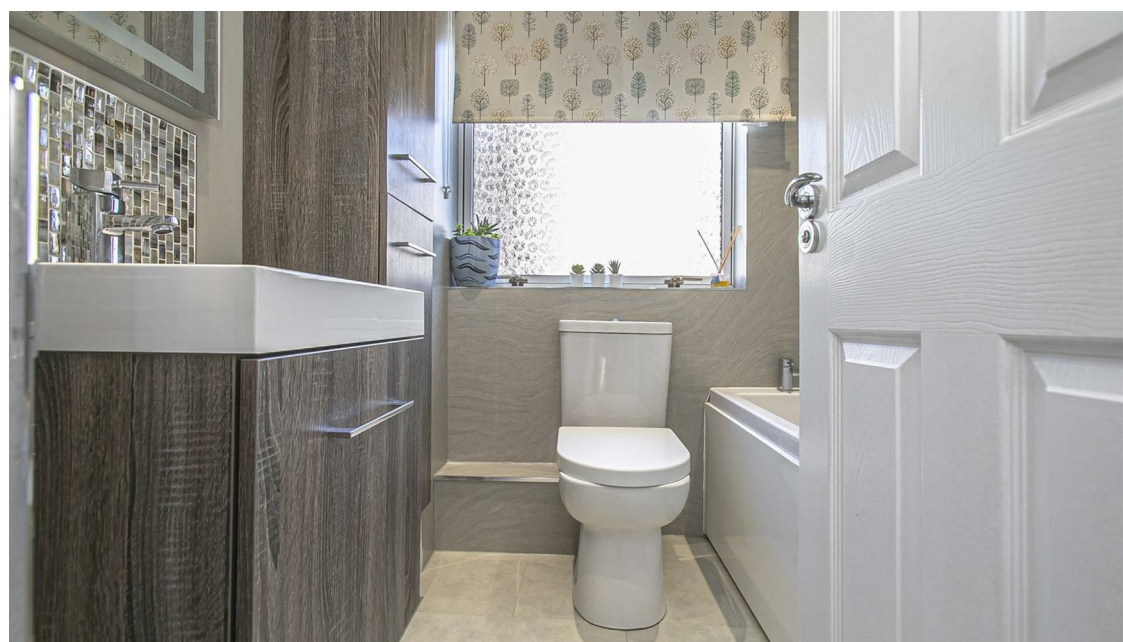








Situated in the ever popular Pitcorthie Estate is this detached villa offers excellent family accommodation throughout. The property is offered in move in condition and are a credit to the present owner. The accommodation is beautifully presented and briefly comprises entrance hallway, lounge/dining room, modern fitted kitchen on the ground floor. On the upper level there are four bedrooms and family bathroom. Access to attic. Excellent storage throughout. There are gardens to the front, rear and side with with patio and seating areas providing good outdoor space. The double driveway leads to single car garage. 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 honours competition to celebrate Queen Elizabeth's platinum jubilee. The honour was officially conferred by King Charles in a ceremony in Dunfermline city chambers on 3rd October 2022. The Royal Burgh is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House also reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era. 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, Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. Dunfermline benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern city. The local railway stations provide regular services to Edinburgh with rail links to other parts of the UK. There are also regular and convenient bus services both local and national with bus stations available in the centre of Dunfermline and park and ride services available from Halbeath and Inverkeithing.

## 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.







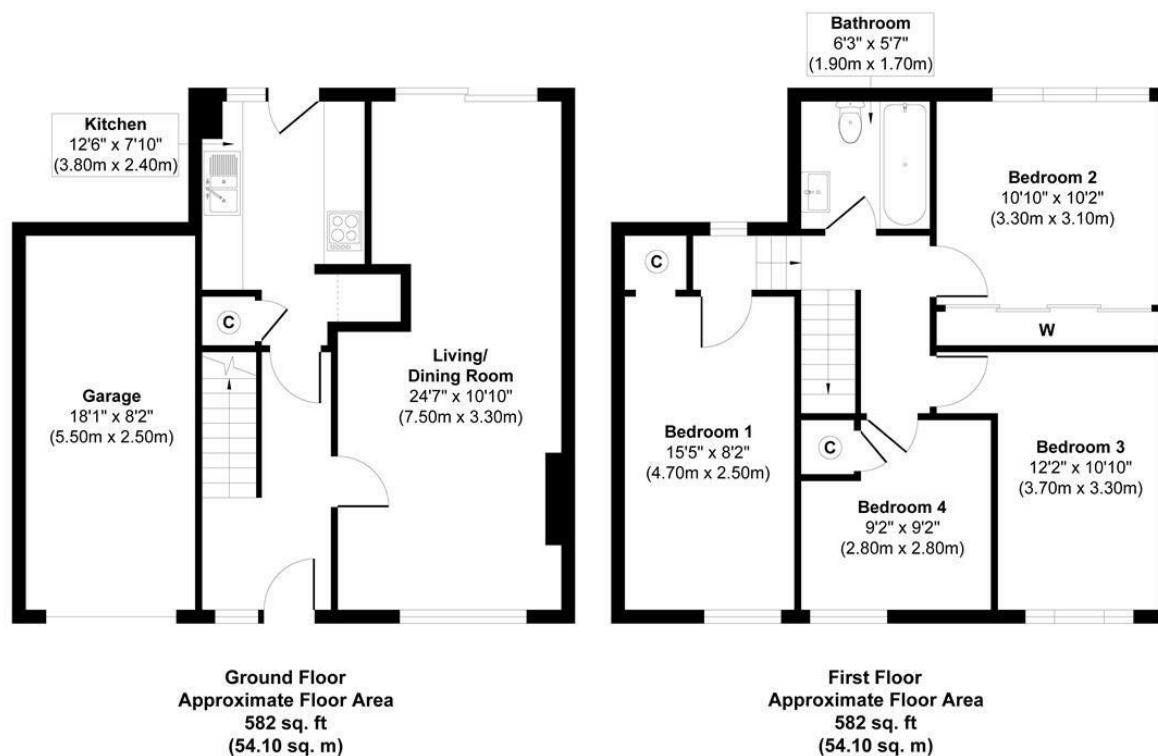








2 Pitcorthie Road, Dunfermline, KY11 8DR



Morgans

PROPERTY

Approx. Gross Internal Floor Area 1164 sq. ft / 108.20 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](http://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.