



**Morgans**

PROPERTY

41 Kellock Avenue, Dunfermline, KY11 8YW

Offers Over £320,000







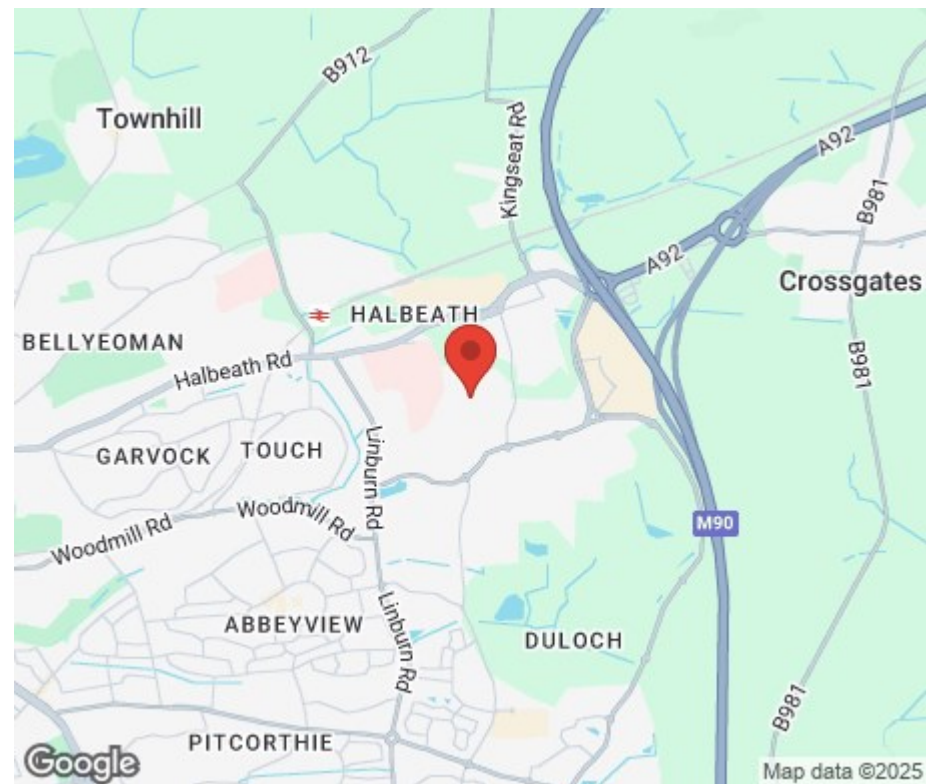




Well appointed within this modern estate with schooling and local amenities at your fingertips is this stylish extended villa with garage conversion making this an excellent family home offering flexibility on the lower level. The accommodation is well presented and briefly comprises entrance hall, w.c, utility cupboard, lounge, dining room/playroom, breakfasting kitchen leading to family room and gym/fifth bedroom if required. On the upper level there are four bedrooms with master en-suite and family bathroom. Access to attic. There is a double driveway and enclosed gardens providing a child and pet safe environment. The gardens are mainly laid to lawn with section of decking. The property is double glazed with gas central heating.







### LOCATION

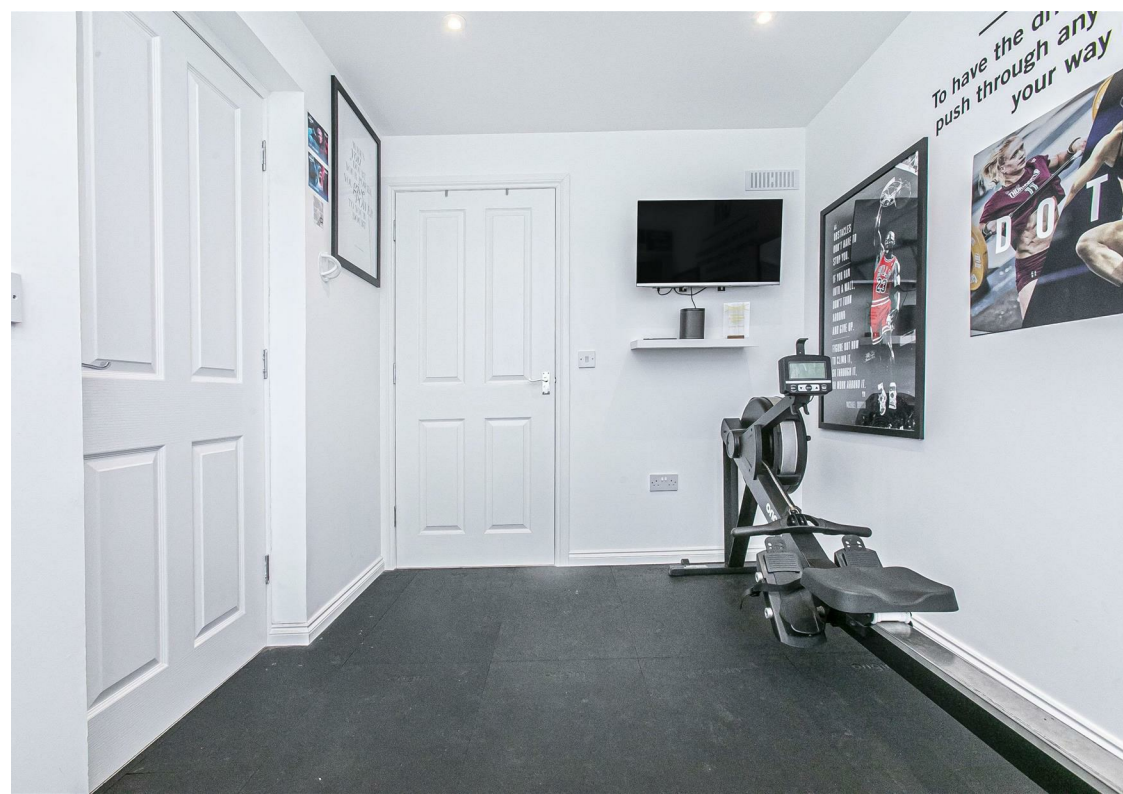
The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace 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 (except gym floor covering), blinds, bathroom and light fittings together with integrated appliances and garden shed.

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.







LES  
AVE TO  
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RUN  
WALL,  
TURN  
VE UP.  
OUT HOW  
B IT,  
OUGH IT,  
K AROUND IT.  
MICHAEL JORDAN



**Grit**  
To have the drive, stamina and determination to  
push through any challenge or obstacle thrown  
your way until you succeed.



"Multi-talents  
& power champions"  
CLARE BLACK  
INVITATIONAL

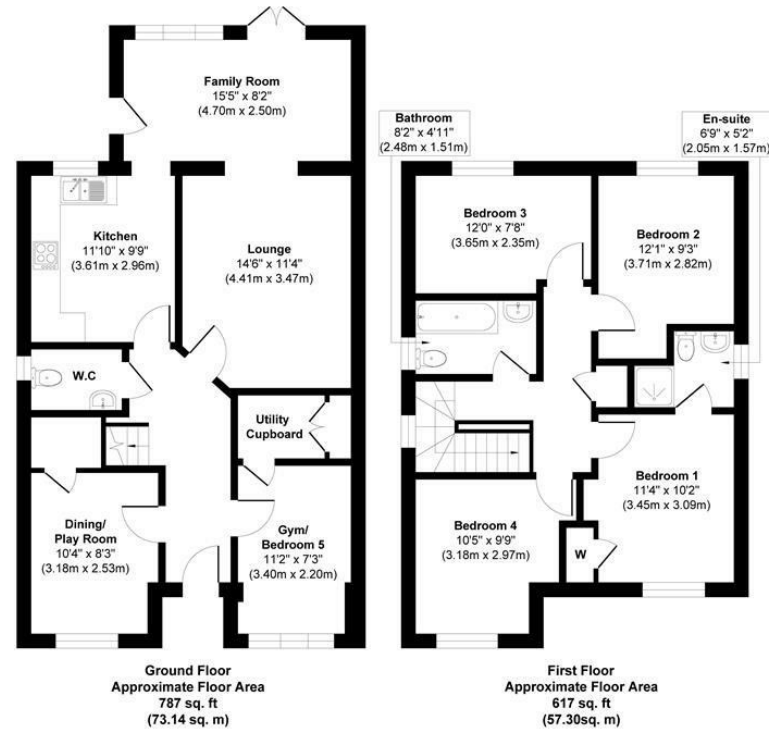








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Approx. Gross Internal Floor Area 1404 sq. ft / 130.44 sq. m

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

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SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

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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.