



Morgans

PROPERTY

4 Sycamore Grove, Dunfermline, KY11 8AD

Fixed Price £245,000

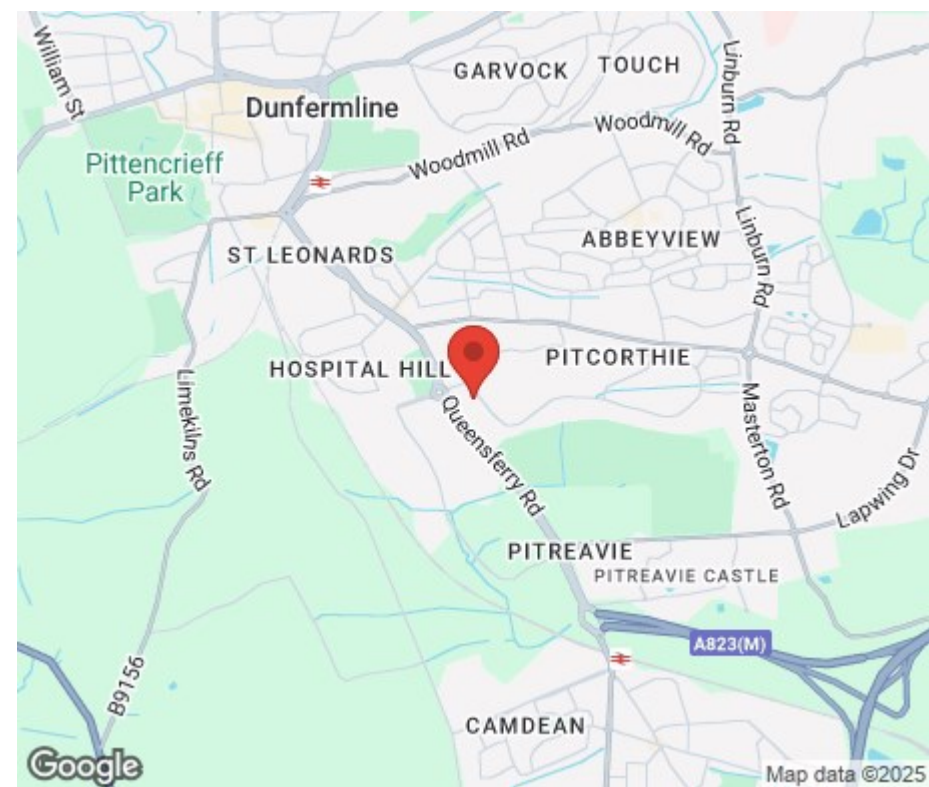






£10K UNDER HOME REPORT VALUE. Early entry available. Excellent detached family home, having been extended to provide generous living space. The property benefits from monobloc driveway giving access for several vehicles leading to tandem garage. Easy to maintain gardens to front and rear, providing a child and pet safe environment with raised decking and chipped section, an ideal entertaining home situated within quiet cul-de-sac within the ever popular Pitcorthie estate with local schooling and amenities close by. The accommodation briefly comprises entrance hall, downstairs w.c, lounge with feature living flame gas fire (remote control operated), dining room leading to fitted kitchen, the sittingroom/family room has patio doors leading to decking and gardens. On the upper level there are three bedrooms and shower room. New carpets throughout. Access to attic. The property is double glazed with gas central heating throughout.





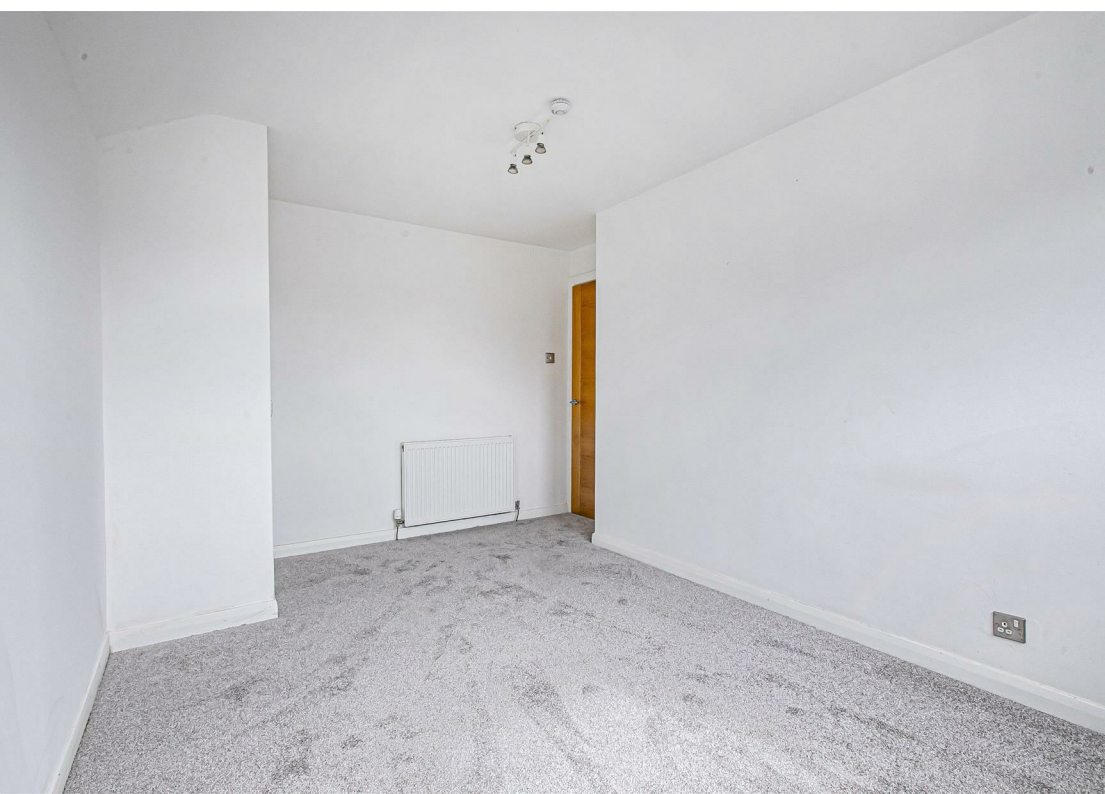
LOCATION

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, T.V , automatic washing machine and greenhouse.

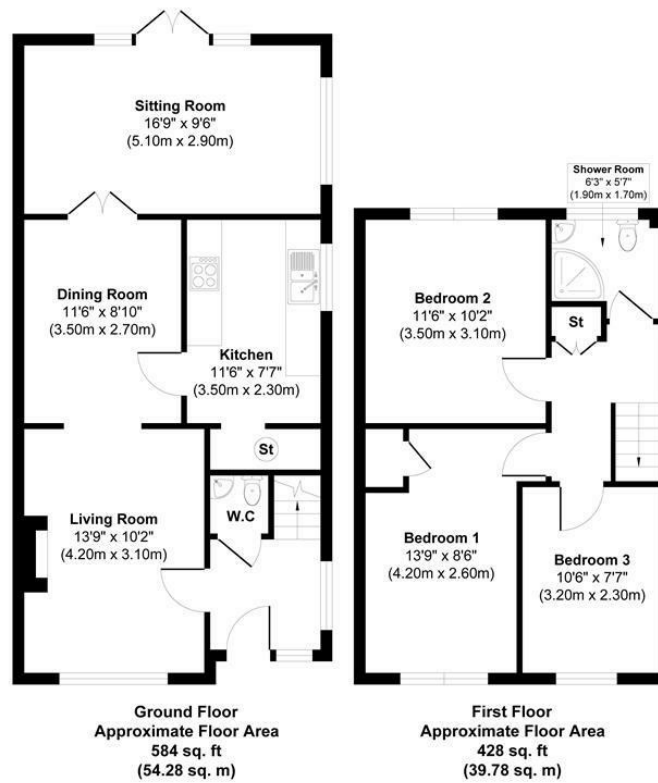
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested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







Sycamore Grove, Pitcorthie, Dunfermline, KY11 8AD



Morgans

PROPERTY

Approx. Gross Internal Floor Area 1012 sq. ft / 94.06 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

naea | 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.