



Morgans

29 MacLean Walk
Dunfermline, KY11 8TX
Offers over £305,000



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Stunning executive detached home occupying an enviable and generous corner plot situated in a quiet cul-de-sac within sought after Pitreavie Estate. There are local amenities and schooling close by. Excellent transport links available with Dunfermline and Rosyth train stations and easy access to the M90 motorway link to Edinburgh. The spacious accommodation offers versatility and is a credit to the present owners being offered in move in condition. Comprises: reception hall, living room, dining room, breakfasting kitchen with family room, utility and w.c. On the upper level 5 bedrooms with master en-suite and four piece family bathroom. The property benefits from double glazing and gas central heating. Double garage and driveway for several cars. Attractive and well maintained gardens with patio areas. Early viewing recommended to appreciate this superb property. EPC RATING C





LOCATION

The Royal Burgh of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Palace 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 associated with a modern City. 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.

MEASUREMENTS

LIVING ROOM 17'9 X 11'10
DINING ROOM 12'6 X 11'10
KITCHEN 25'3 X 14'5
UTILITY 8'10 X 5'7
MASTER BEDROOM 13'9 X 11'10
EN-SUITE 7'7 X 5'7

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BEDROOM 2 18'4 X 8'10
BEDROOM 3 11'10 X 11'2
BEDROOM 4 10'2 X 8'10
BEDROOM 5 9'6 X 7'7
BATHROOM 8'6 X 7'10

EXTRAS INC. IN SALE

All floor coverings, blinds, curtains, bathroom and light fittings (except dining room light fitting) together with all appliances.

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

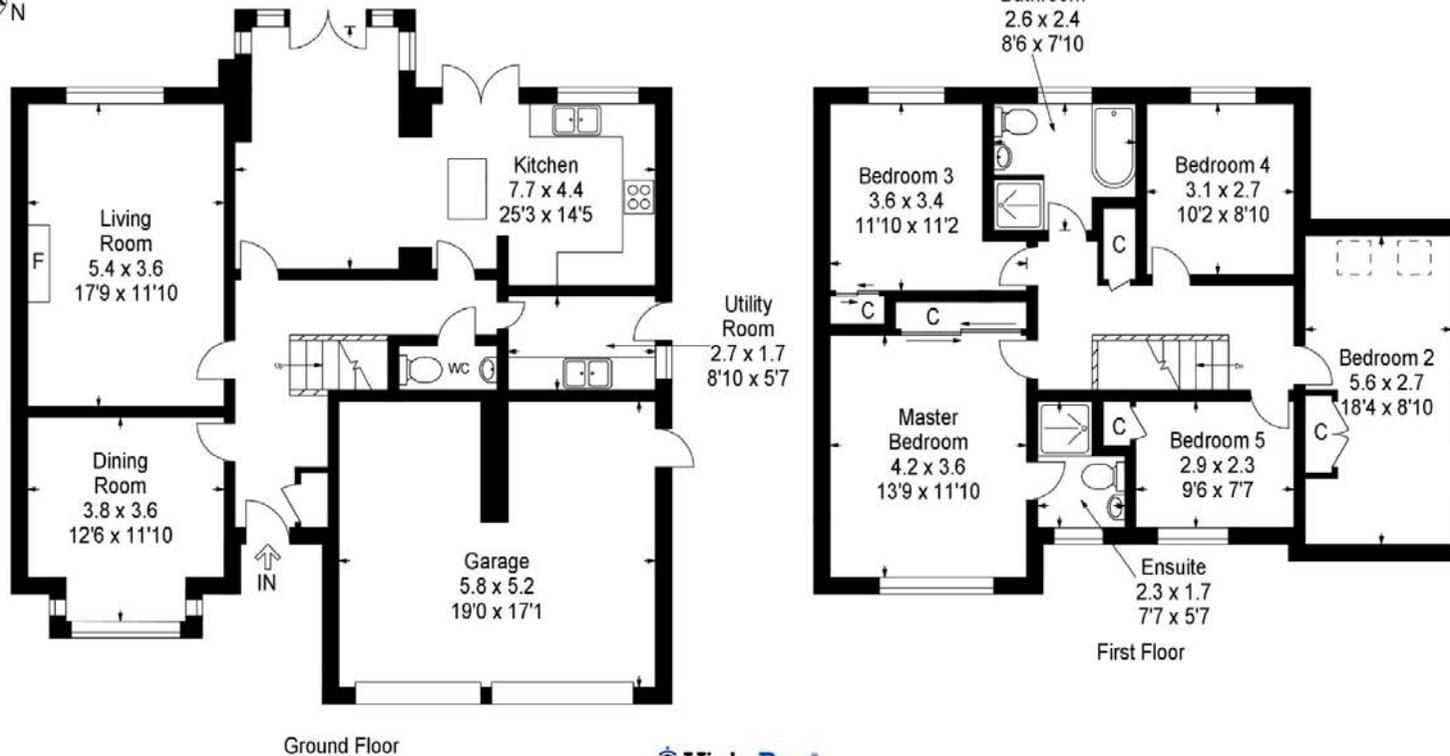
TRAVEL DIRECTIONS

From Dunfermline head south via the A823 on Queensferry Road, at the second roundabout take the first exit onto Carnegie Avenue. Then third right into McLean Gate, at the roundabout take the 3rd exit onto MacLean Walk, the property is signposted on the left hand side in the cul-de-sac.

MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. We are also Mortgage and Financial Advisers. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.





This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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These sales particulars are prepared by us on the basis of information provided to us by our client. If there is any aspect of these particulars you wish clarified or that you find misleading, please contact us for further information. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services, electrical and/or gas appliances have been checked and no warranty is given as to their condition.

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