



88 Fergusson Road, Dunfermline, KY11 8NA  
Offers Over £347,750







We are delighted to bring to the market this deceptively spacious executive villa offering highly flexible accommodation situated on enviable plot with excellent parking for four/five cars and fabulous views from the upper level. The landscaped gardens are an idyllic haven with large feature paved patio area and upper decked area. A great entertaining home. The gardens are mature with plants, shrubs and trees providing a child and pet safe environment. The accommodation is a credit to the current owners and has been upgraded over the last few years with quality fixtures and fittings making this an ideal family home set within a private and quiet cul-de-sac of similar executive properties. The subjects briefly comprise reception hallway, three bedrooms with walk in storage, family bathroom with separate shower area on the ground floor. On the upper level contemporary fitted kitchen with island and appliances, utility room, lounge with lovely open views, dining room, double bedroom with en-suite facilities, further bedroom and wc facilities. Driveway for several vehicles leads to double garage. The property is double glazed with gas central heating, excellent storage throughout and viewing is highly recommended to appreciate the standard and space this home has to offer and a new boiler is being installed.





## 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.

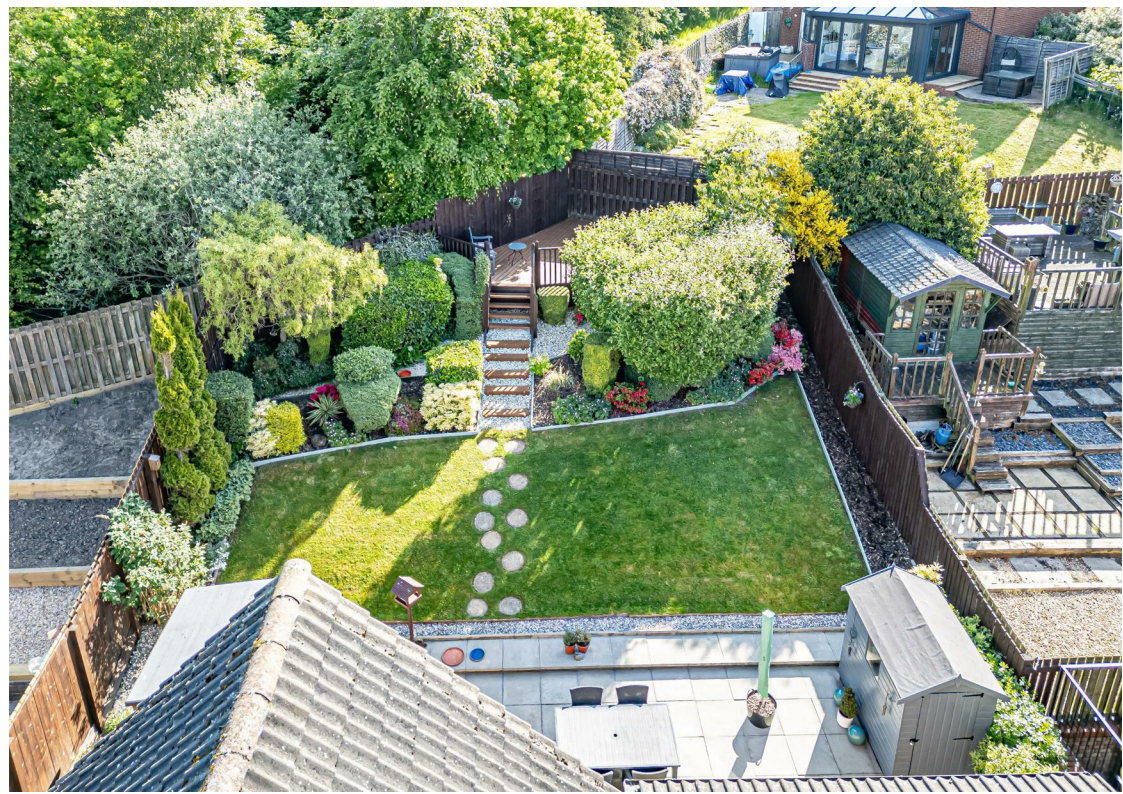
## EXTRAS INC IN SALE / AGENTS NOTE

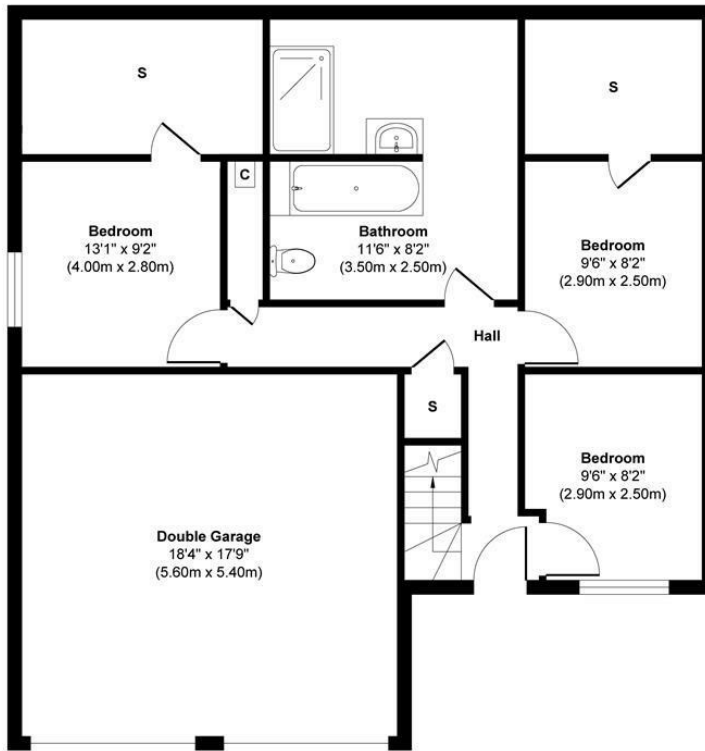
All floor coverings, bathroom fittings, light fittings together with integrated appliances and two sheds.

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.

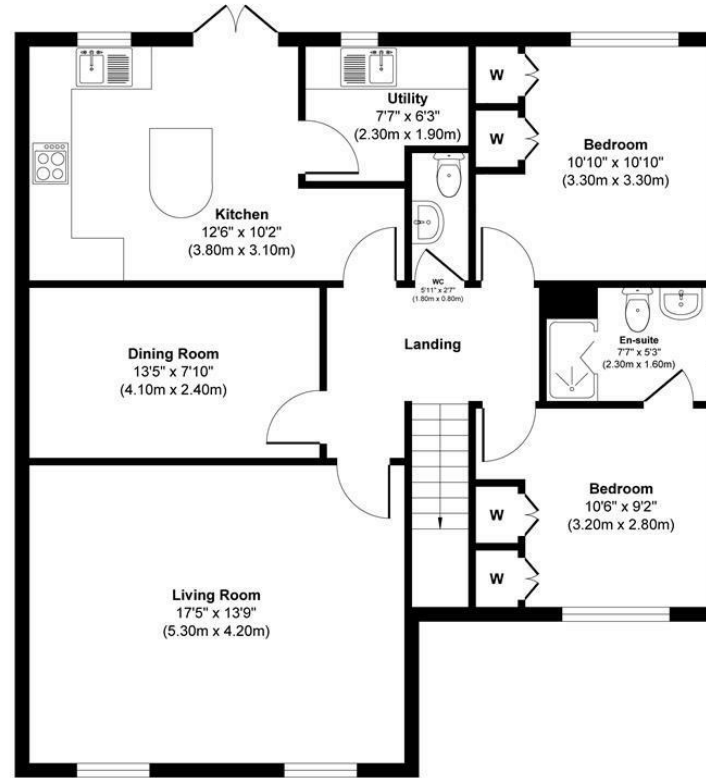








Ground Floor



First Floor



This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media

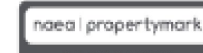
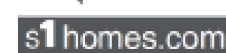


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PROTECTED

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.