



4 Eldindean Court, Dunfermline, KY12 9AN  
Offers Over £315,000







We are delighted to be marketing this charming detached bungalow set within an idyllic setting in a private cul-de-sac of similar executive homes. The property is well presented throughout with feature conservatory and well established landscaped gardens for easy maintenance which are not overlooked offering a child and pet safe environment. The subjects briefly comprises entrance vestibule, lounge/dining room with living flame gas stove and fitted kitchen leading to conservatory. There are three bedrooms all with built in wardrobes and stylish master ensuite with modern family bathroom. Access to attic. The driveway gives access for several vehicles leading to single garage. Chipped gardens to front and mature plants and shrubs in the rear garden. 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. Please note the bus route at Pitbauchlie Bank goes to Dollar Academy.

## EXTRAS INC. IN SALE /AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings and integrated appliances. The two kitchen ceiling lights and the dining room ceiling light are not included in the sale.

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 to the interlinked system installed in this property.









Total area: approx. 155.7 sq. metres (1675.5 sq. feet)



SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

[www.morganlaw.co.uk](http://www.morganlaw.co.uk)



rightmove

Zoopa.co.uk

onTheMarket.com

