

**Morgans**  
PROPERTY

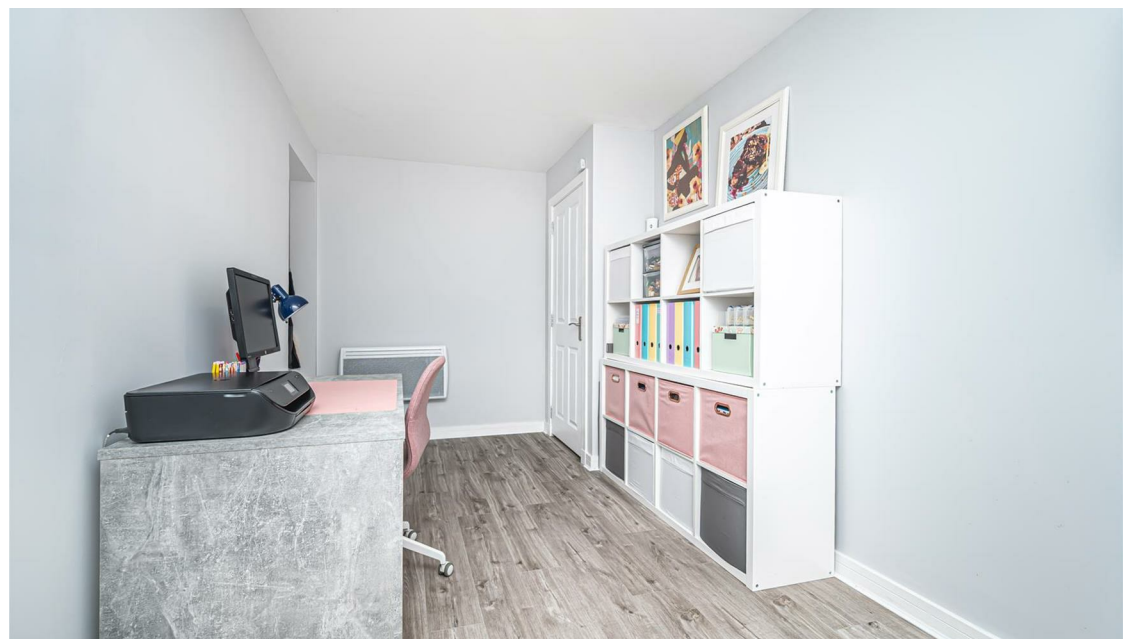
8 Acorn Street, Dunfermline, KY11 8QD  
Offers Over £260,000

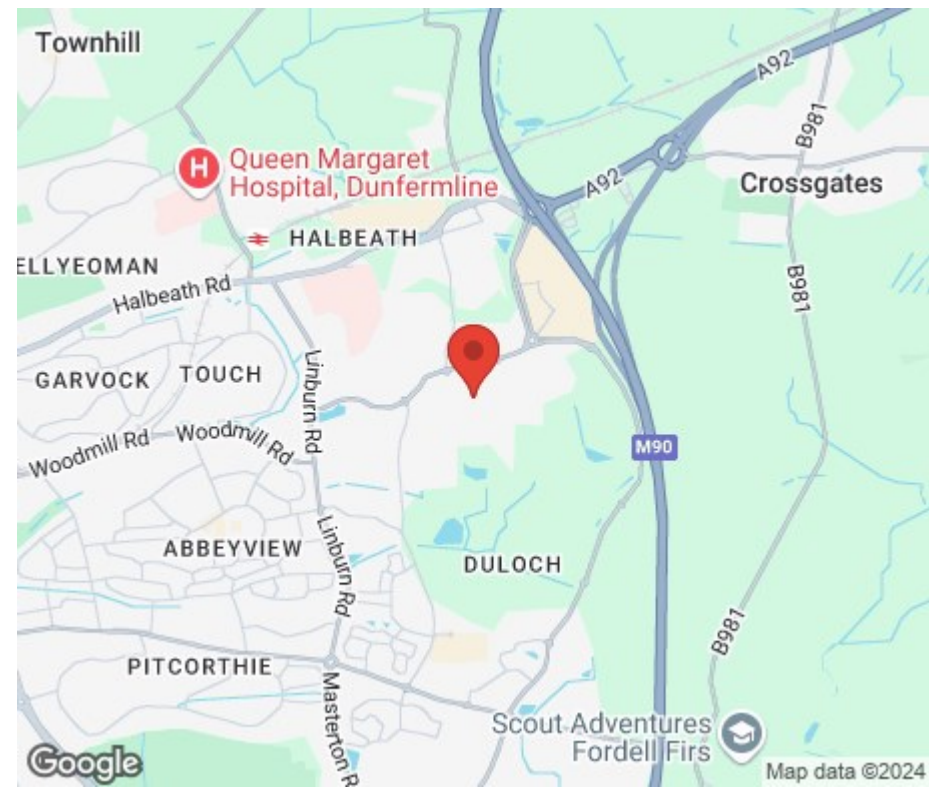
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Well appointed within this modern estate and occupying an enviable corner plot is this stunning semi detached villa with smartly converted garage providing a further bedroom/office or day room. The grounds are well maintained and not overlooked with woodland backdrop and provide a child and pet safe environment. They are fully enclosed with feature decking and seating area, an idyllic haven. The accommodation is beautifully presented with quality fixtures and fittings throughout. The subjects briefly comprise entrance hallway, w.c facilities, double bedroom/office, rear lounge, fitted kitchen with integrated appliances and french doors to gardens. On the upper level three further bedrooms with master en-suite and family bathroom. Access to attic. There is a double driveway. 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 honours competition to celebrate Queen Elizabeth's platinum jubilee. The honour was officially conferred by King Charles in a ceremony in Dunfermline city chambers on 3rd October 2022. The Royal Burgh is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House also reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era. 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, Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. Dunfermline benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern city. The local railway stations provide regular services to Edinburgh with rail links to other parts of the UK. There are also regular and convenient bus services both local and national with bus stations available in the centre of Dunfermline and park and ride services available from Halbeath and Inverkeithing.

## EXTRAS INC. IN SALE/AGENTS NOTE

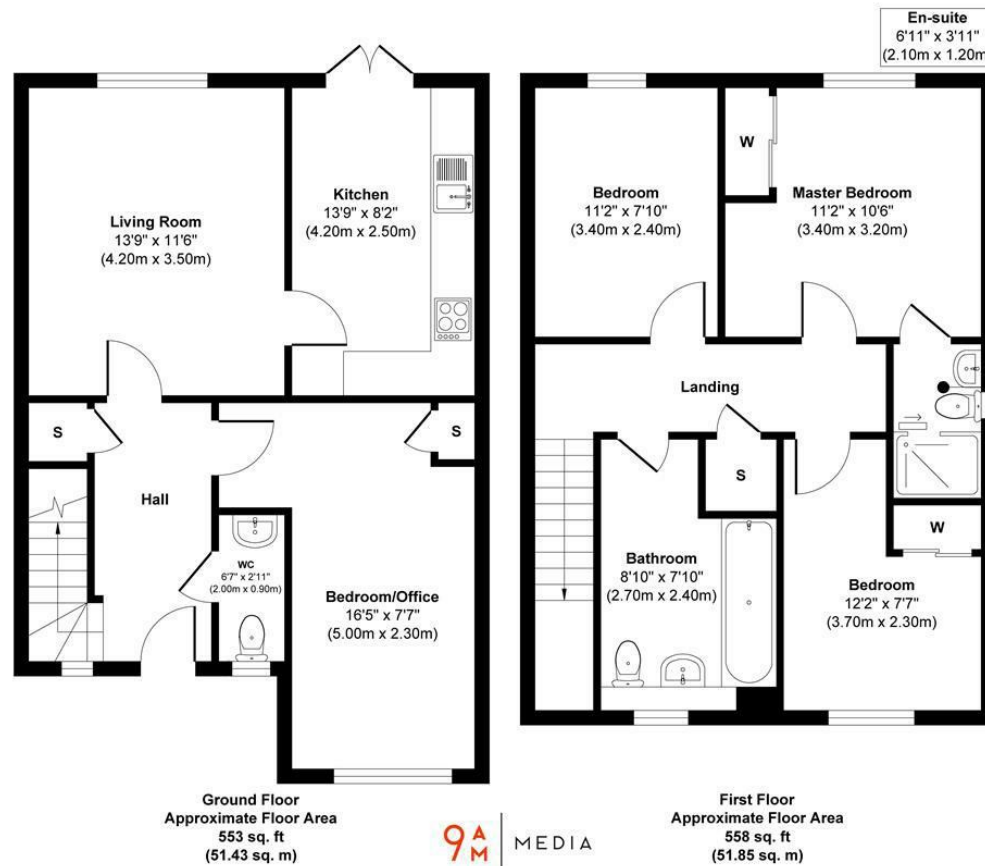
All floor coverings, blinds, bathroom and light fittings together with integrated appliances and garden shed.

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.









**Approx. Gross Internal Floor Area 1111 sq. ft / 103.28 sq. m**

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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