

3 Fillan Street, Dunfermline, KY11 8ZB  
Offers Over £275,000

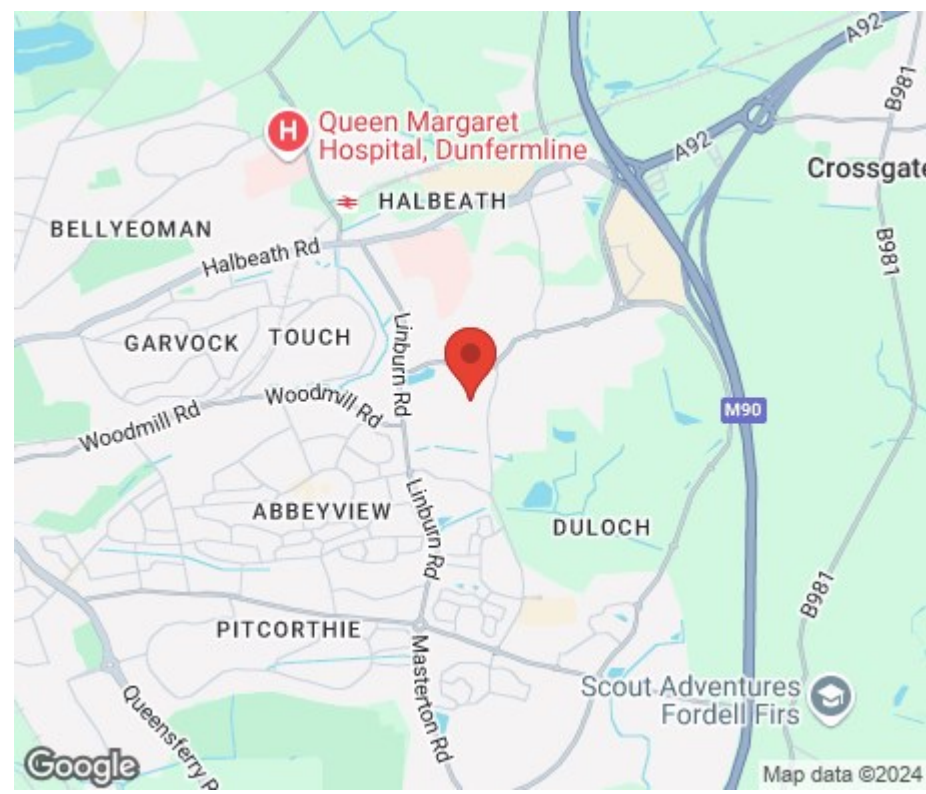






Modern and stylish executive detached villa situated in exclusive estate with easy access to all amenities, schooling and motorway network. This home occupies an enviable corner plot and is adjacent to the small play area. The accommodation is offered in nice condition and briefly comprises entrance vestibule, lounge, dining kitchen, utility room and w.c facilities. On the upper level there are four bedrooms with master en-suite and family bathroom. Access to attic. The gardens are well maintained and fully enclosed providing a fabulous entertaining area with feature decking and seating areas. The grounds provide a child and pet safe environment, an excellent family home. Double driveway leads to single garage. The property is double glazed with gas central heating.





## LOCATION

The ancient capital of Dunfermline won its bid to have official status city 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.

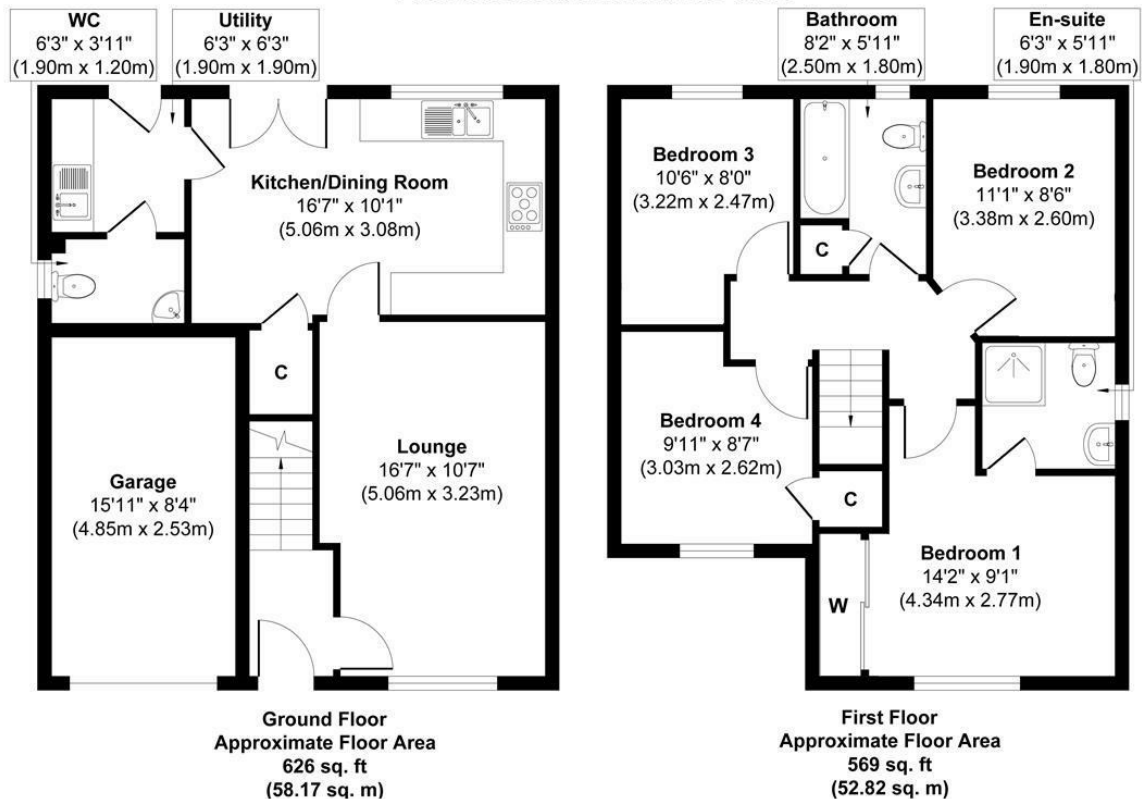
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested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







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Approx. Gross Internal Floor Area 1195 sq. ft / 111.00 sq. m  
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 Produced by Home Focus Studio LTD



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33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

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