



Morgans

PROPERTY

15 Beaulieu Crescent, Dunfermline, KY11 8GW

Offers Over £280,000

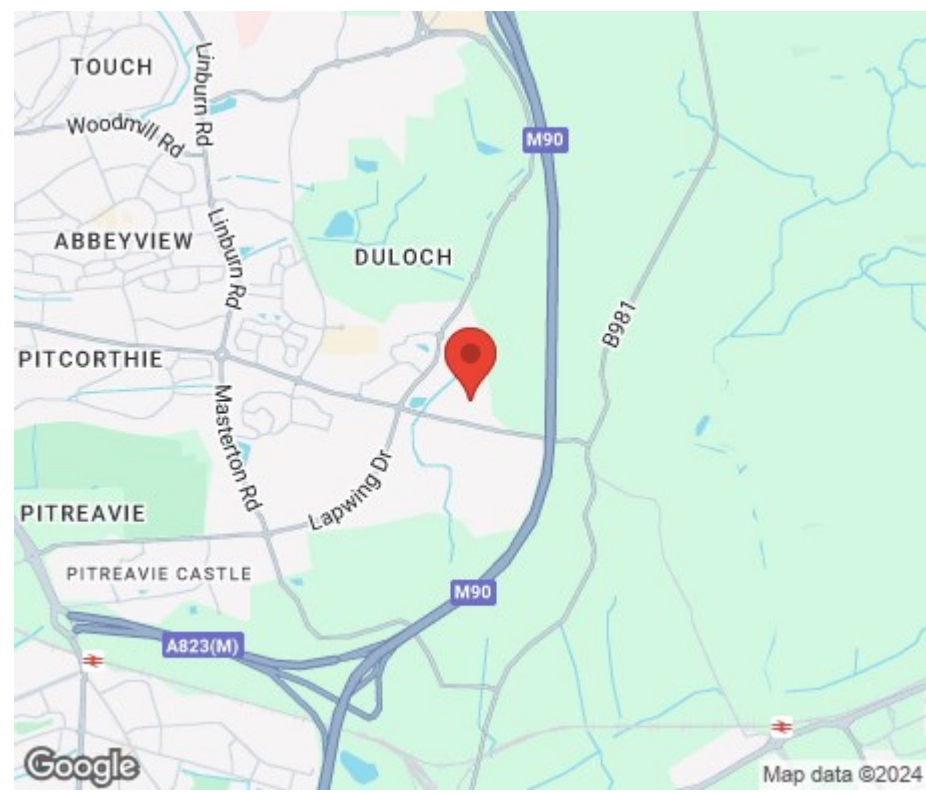
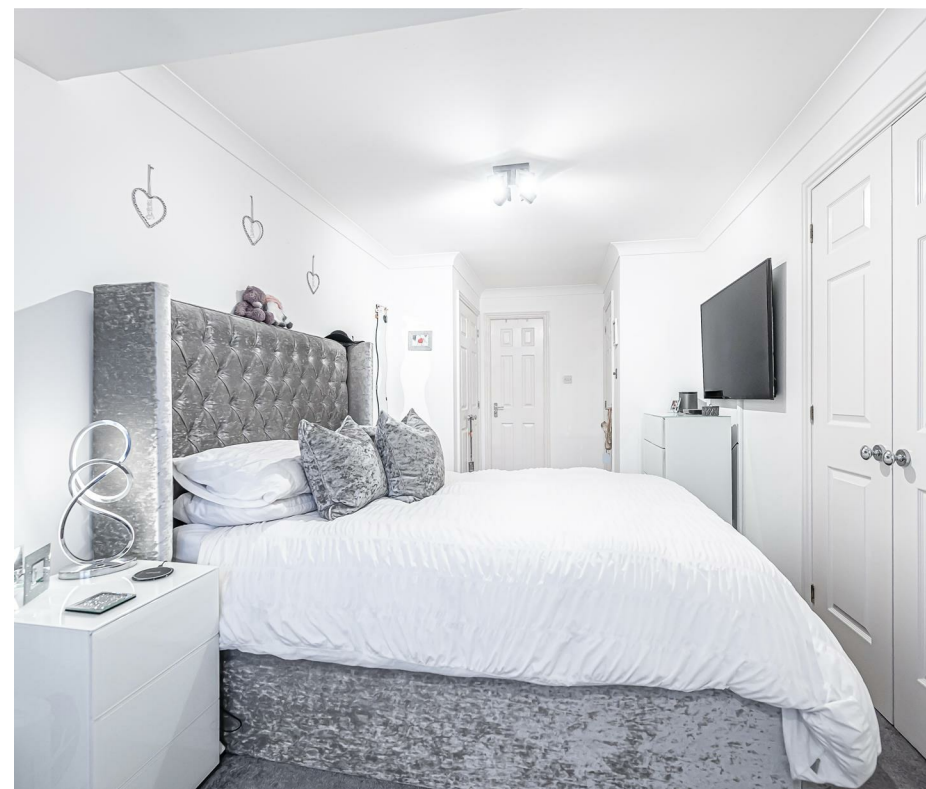






We are pleased to bring to the market this excellent family home situated on an enviable corner plot within a sought after and well established Calais Muir estate. The gardens are fully enclosed and not overlooked to the rear providing a child and pet safe environment. They are mainly laid to lawn with paved patio area, an idyllic haven. The accommodation is well presented and stylish briefly comprising entrance vestibule, lounge with space for table and chairs, breakfasting kitchen and utility room with w.c facilities off. On the upper level there are three bedrooms, all with fitted wardrobes, and master en-suite with family bathroom. Access to floored attic. There is a double driveway to front leading to single garage and a small section of feature decking, ideal for sitting out on. 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

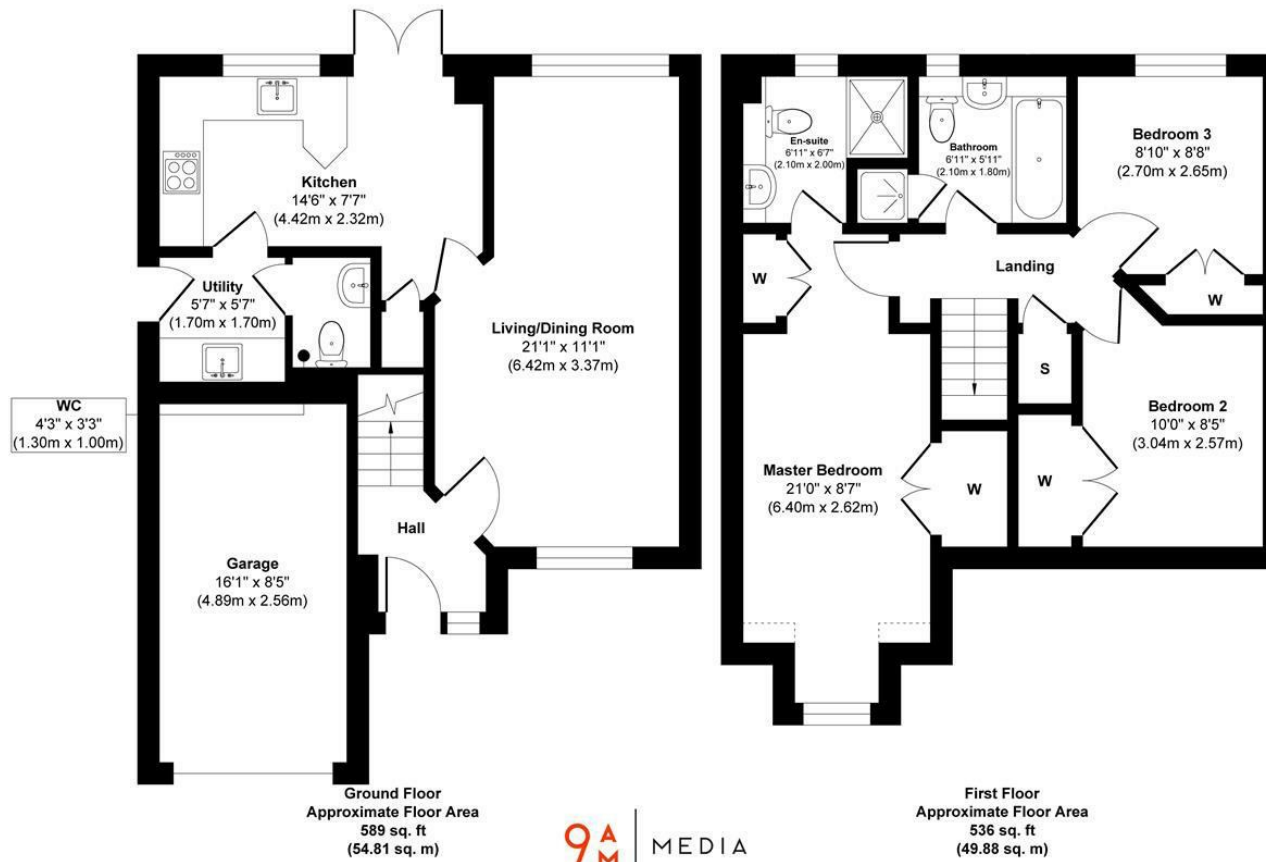
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

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 to the interlinked system installed in this property.









**Approx. Gross Internal Floor Area 1125 sq. ft / 104.69 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

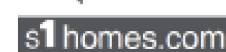


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PROTECTED

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.