



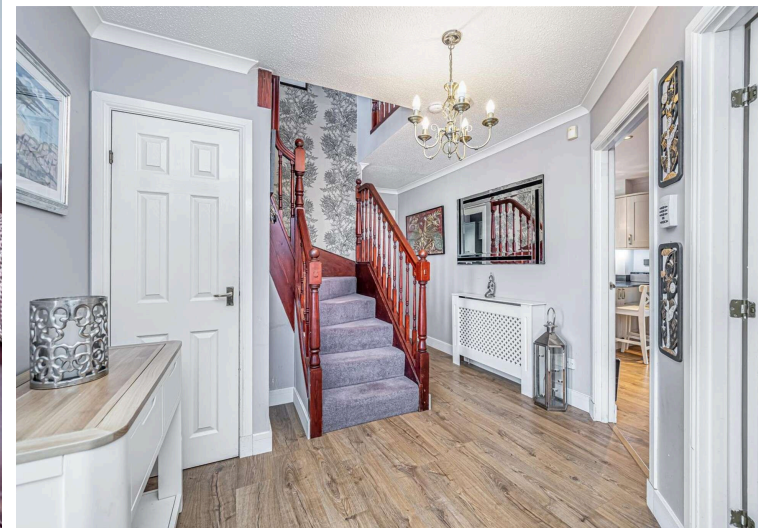
Morgans

PROPERTY

52 The Castings, Dunfermline, KY12 9AU

Offers Over £375,000





Reception Hall



Dining Kitchen



W.C & Utility



Conservatory/Roofed



Lounge & Dining Room



Four Bedrooms Master En-suite



EPC Rating - C



Council Tax Band - E



Welcome

KEENLY PRICED FOR EARLY ENTRY - NOW £10,000 BELOW HOME REPORT VALUE - We are delighted to present this beautifully extended detached family villa, set on an enviable plot within a highly sought-after and well-established residential estate. Ideally positioned, the property benefits from excellent local schooling and is within easy walking distance of the City Centre, with regular transport links also readily available. This exceptional home is a true credit to the current owners, showcasing high-quality fixtures and fittings throughout, with meticulous attention to detail evident in every aspect. Externally, the property boasts generous, fully enclosed gardens that are both well stocked and thoughtfully landscaped, providing a safe and secure environment for children and pets. A raised decking area and patio create the perfect setting for outdoor entertaining and relaxation. The accommodation is well proportioned and comprises a welcoming reception hallway, convenient WC, and utility room, a spacious lounge, and a separate formal dining room. The modern, fully fitted dining kitchen flows seamlessly into a stunning conservatory, complete with a solid roof, allowing for year-round use. On the upper level, there are four well-appointed bedrooms, three of which feature built-in wardrobes, including a superb principal bedroom with en-suite facilities. A beautifully finished family bathroom completes the accommodation. Additional storage is available via attic access. To the front, a monobloc driveway provides ample off-street parking for several vehicles and leads to a double garage equipped with power and lighting. Further benefits include double glazing and gas central heating throughout, ensuring comfort and efficiency.

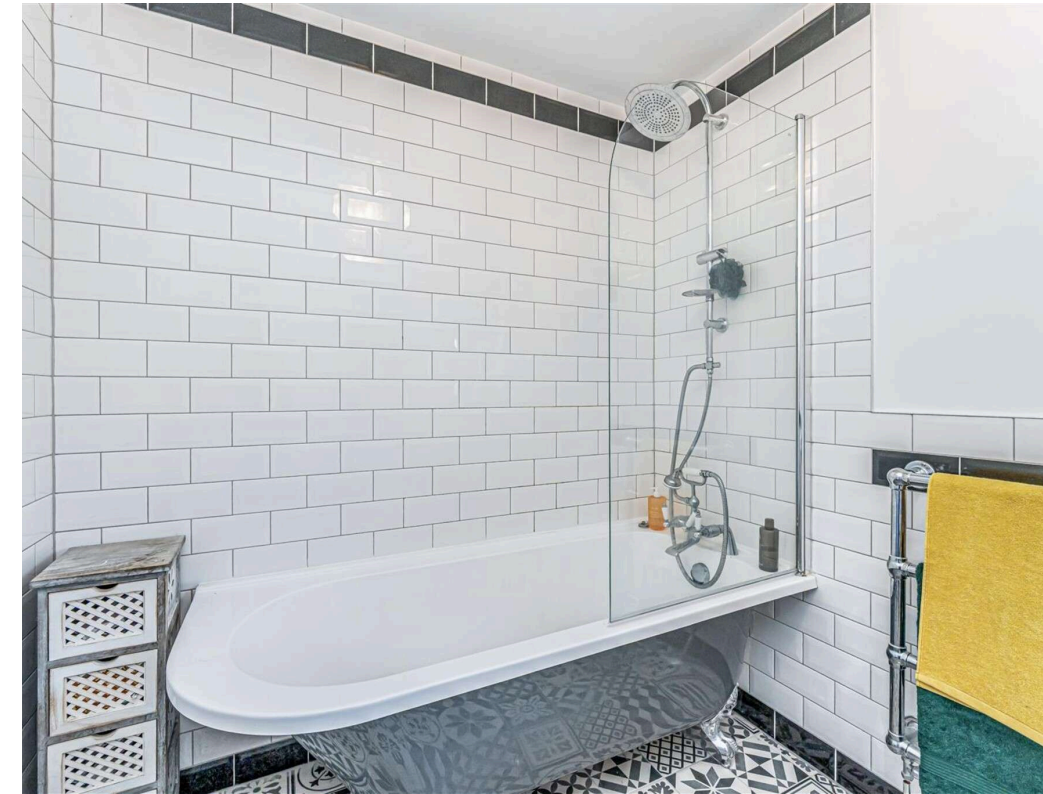




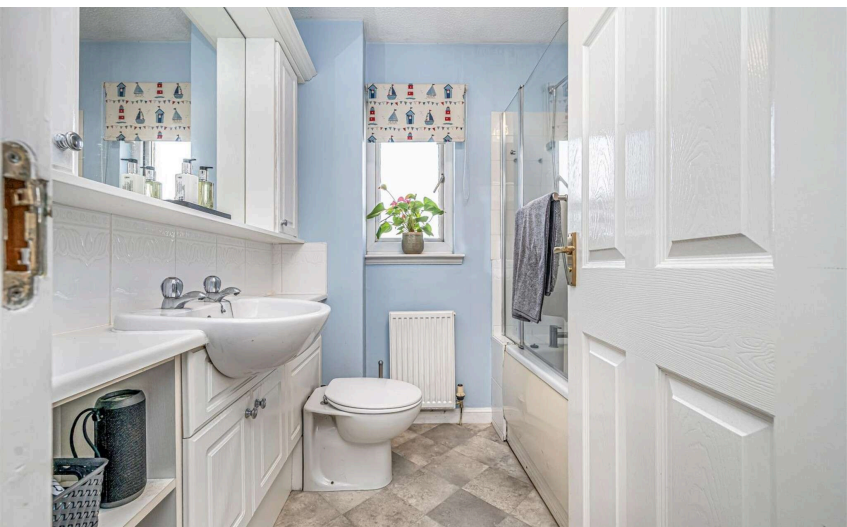
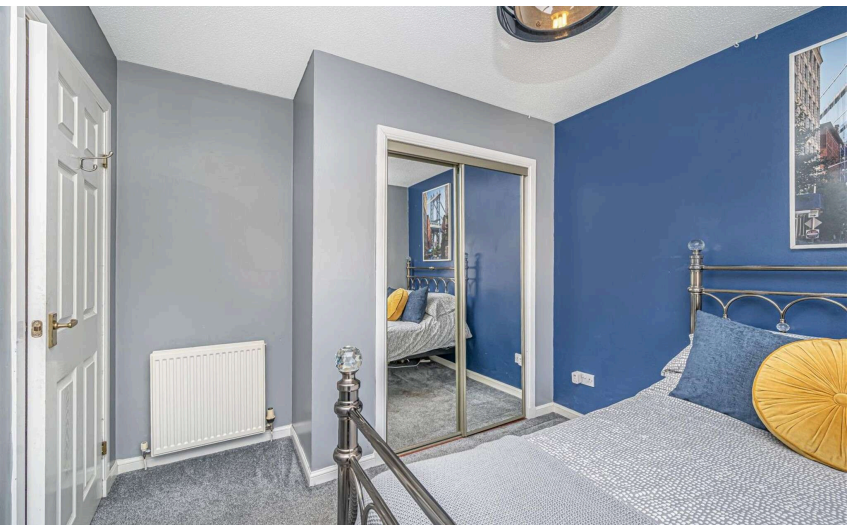
EXTRAS INC. IN SALE/AGENTS NOTE

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.







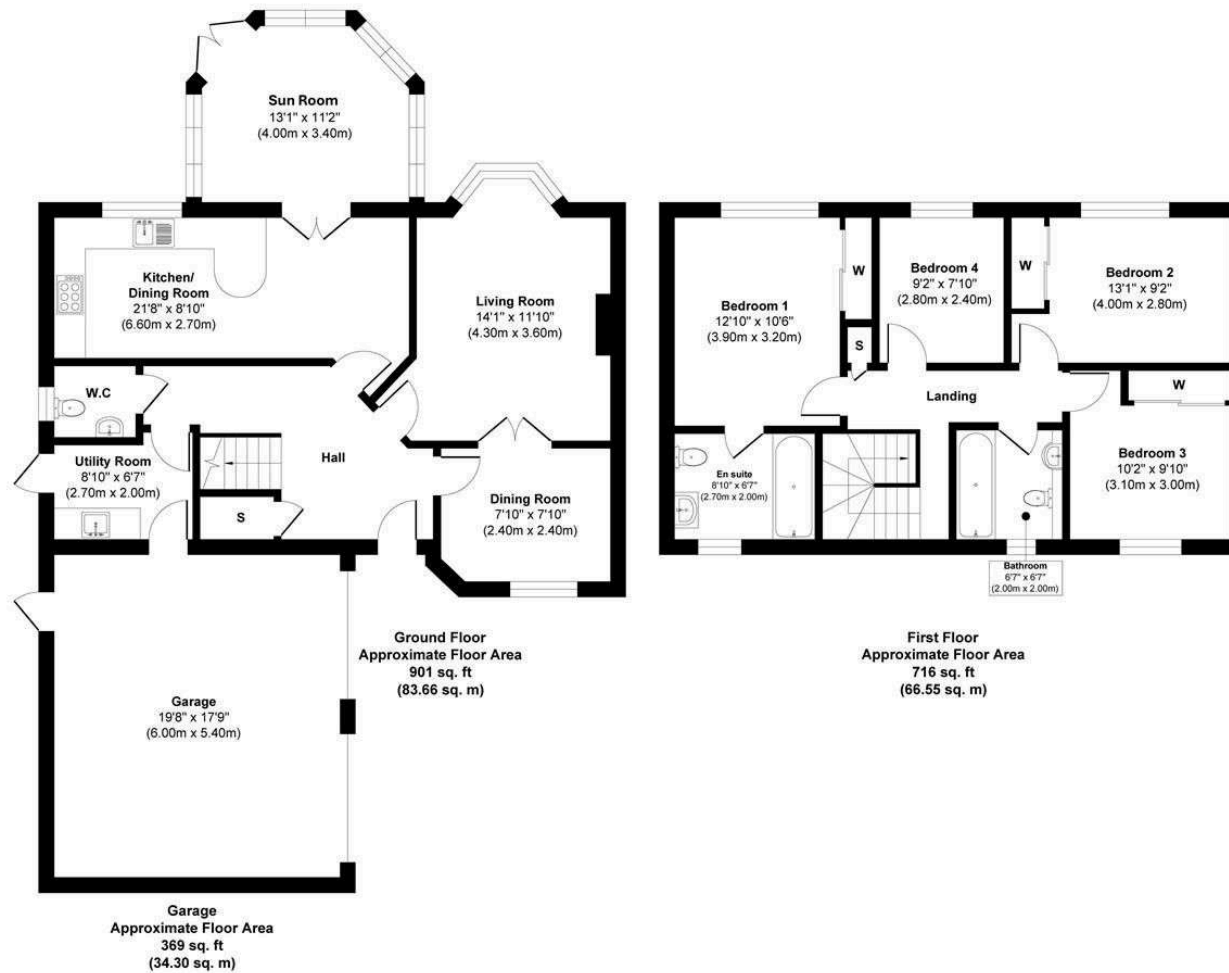


Dunfermline

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.

Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



Approx. Gross Internal Floor Area 1986 sq. ft / 184.51 sq. m (Including Garage)

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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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.