



Morgans

PROPERTY

14 Anna Munro Avenue, Dunfermline, KY12 9GL

Offers Over £380,000



5



2



1





Entrance Hall W.C



5 Bedrooms



Lounge



Master En-suite



Dining Kitchen & Utility Room



Family Bathroom



EPC Rating -



Council Tax Band -





Welcome

Executive family villa built by Bellway Homes ideally placed for Queen Anne High School and local primary schooling, set within sought after exclusive estate which has proven popular as all local amenities are within easy walking distance and a short walk takes you into the City Centre, Fife Cycle, foot path and Pittencrieff Park. The accommodation is stylish with quality fixtures, fittings and flooring throughout providing flexible accommodation. It briefly comprises reception hallway and w.c facilities/storage, lounge with feature media wall, dining kitchen with built in appliances, utility room and double bedroom with built in wardrobes. On the upper level there is the principal bedroom with en-suite, three further bedrooms and family bathroom. Access to attic. The landscaped gardens are fully enclosed providing a child and pet safe environment, easy to maintain with patio area, a fabulous home for entertaining. The driveway gives access for two vehicles as the garage has been converted. Solar panels, gas central heating and double glazing complete the stunning home.





AGENTS NOTE

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 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.

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.



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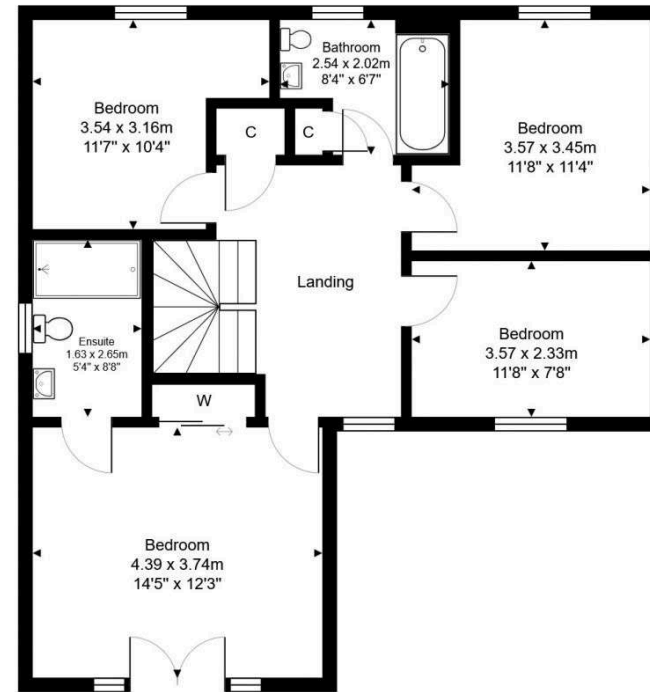
Total Area: 142.5 m² ... 1534 ft²



All measurements are approximate and for display purposes only



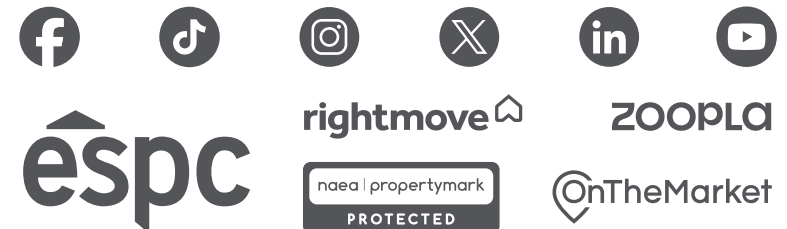
Ground Floor



1st Floor



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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.