



Morgans

PROPERTY

25 Chapelfauld Green, Dunfermline, KY11 4HG

Offers Over £149,950





Extended two-bedroom home



Fitted kitchen



Living room



Four piece family bathroom



Separate dining room



Gardens



EPC Rating -



Council Tax Band -



## Welcome

This well-proportioned extended end terraced home offers comfortable and versatile accommodation over two levels, making it an excellent choice for families, first-time buyers, or those looking to upsize. The ground floor comprises a welcoming entrance porch leading to a bright and spacious living room, along with a separate dining room providing an ideal space for entertaining. A fitted kitchen is positioned to the rear, offering a practical layout for everyday use. Upstairs, the property features two well-sized bedrooms, both offering generous proportions, along with a family bathroom and useful storage accessed from the landing. Externally, the property benefits from a detached garage, providing secure parking and driveway. The gardens are enclosed and well maintained providing a child and pet safe environment. Situated within a popular residential area of Dunfermline, the property is ideally located for access to local amenities, schooling, and excellent transport links.





### **EXTRAS INC. IN SALE/AGENTS NOTE**

All floorcoverings, blinds, bathroom and light fittings together with integrated appliances and timber garage.

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

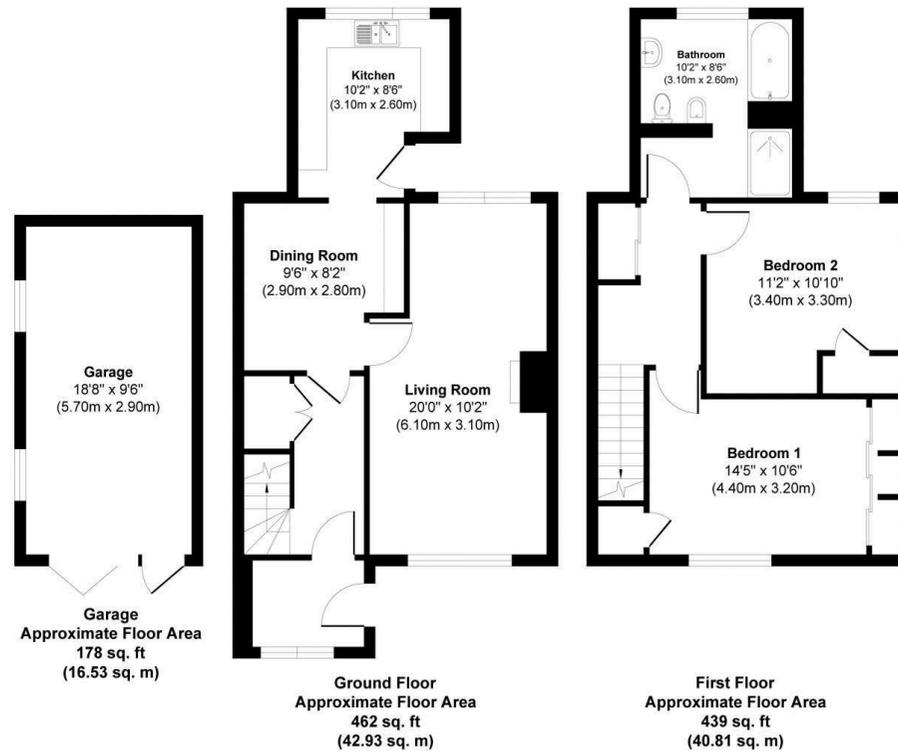
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace 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.



## Chapelfauld Green, Dunfermline, KY11 4HG



Approx. Gross Internal Floor Area 1079 sq. ft / 100.27 sq. m  
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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.