



Morgans

PROPERTY

77A Drum Road, Dunfermline, KY11 4NW

Offers Over £205,000





Three-bedroom home over two levels



Ground floor WC



Spacious and bright lounge



Family Bathroom & en suite



Modern kitchen/dining room with garden access



Excellent detached bar/summer house



EPC Rating -



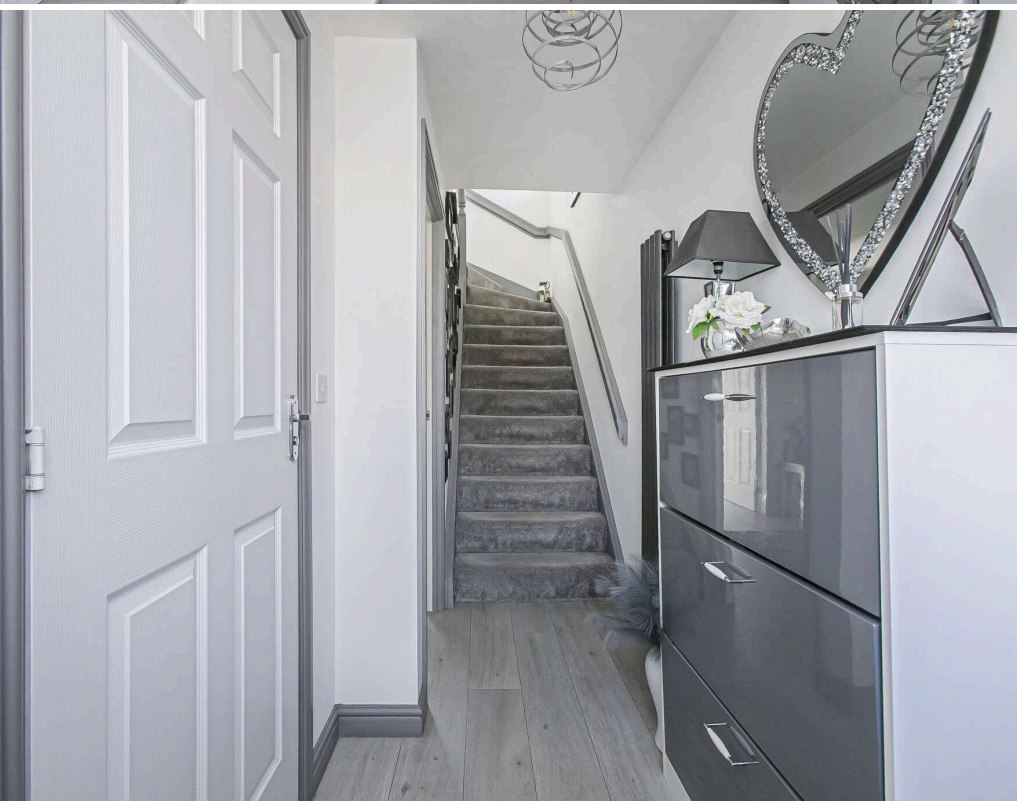
Council Tax Band -





Welcome

This attractive and well-presented home offers flexible accommodation over two levels, complemented by a superb detached outbuilding, ideal for modern lifestyles. The ground floor features a bright and spacious lounge, perfect for relaxing or entertaining, along with a contemporary kitchen/dining room to the rear, providing an excellent social space with direct access to the garden. A convenient WC is also located on this level. Upstairs, the property comprises three bedrooms, including a well-proportioned principal bedroom benefiting from an en suite shower room and the remaining bedrooms are served by a family bathroom. Externally, the property is further enhanced by a substantial outbuilding currently utilised as a bar/summer house, offering excellent potential for entertaining, home working, or leisure use. Private garden grounds surround the home, creating a pleasant outdoor environment and there is private residents parking at the front of the property. Situated in a desirable area of Dunfermline, the property is close to local amenities, schooling, and transport links, making it an ideal choice for families and commuters alike.



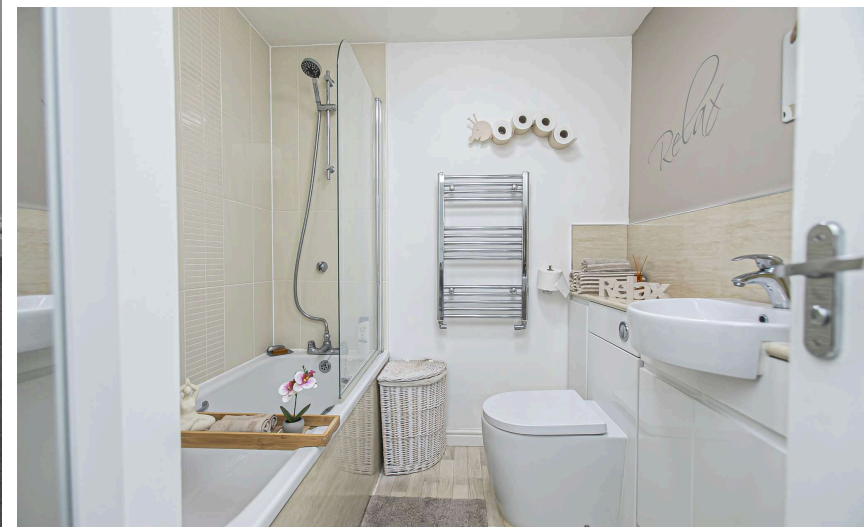


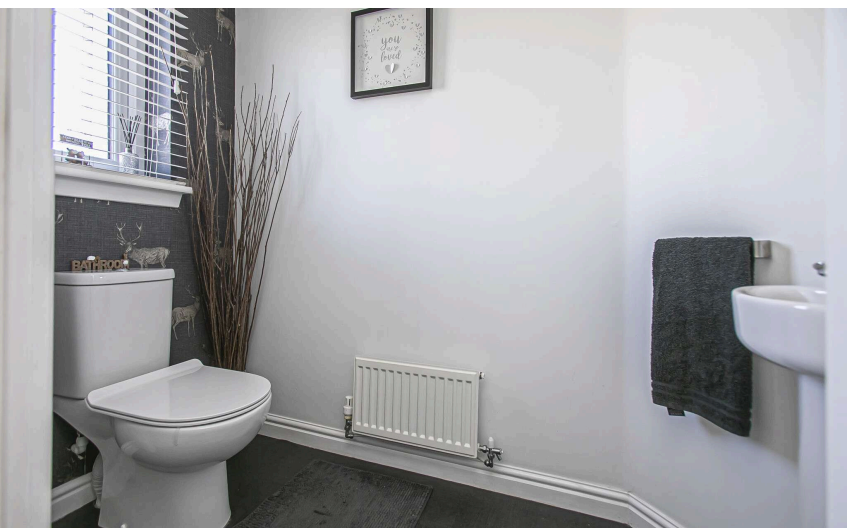
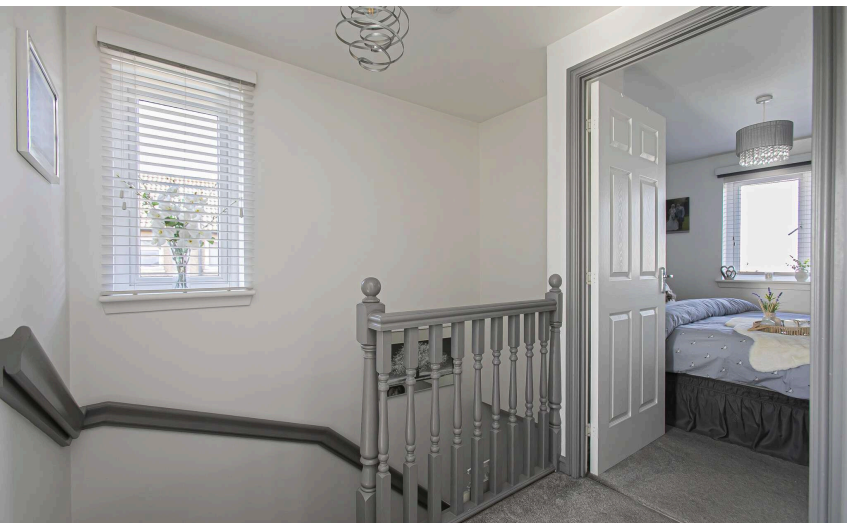
EXTRAS INC. IN SALE/AGENTS NOTE

All floorcoverings, 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.









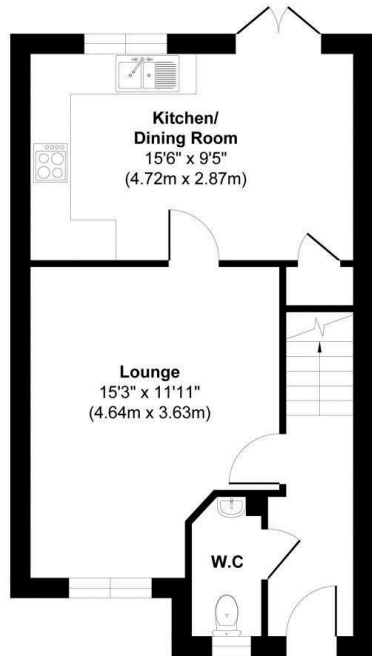
Dunfermline

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.

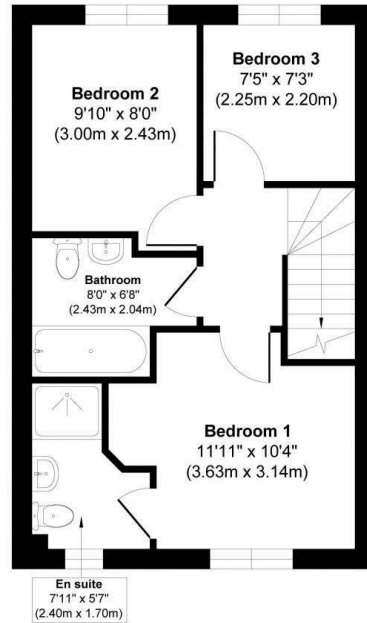
Morgans Property Package

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.

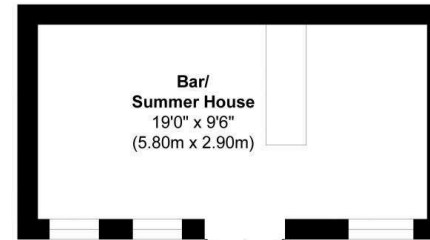
Drum Road, Dunfermine, KY11 4NW



Ground Floor
Approximate Floor Area
427 sq. ft
(39.66 sq. m)



First Floor
Approximate Floor Area
404 sq. ft
(37.57 sq. m)



Outbuilding
Approximate Floor Area
181 sq. ft
(16.82 sq. m)



Approx. Gross Internal Floor Area 1012 sq. ft / 94.05 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.