



Morgans

PROPERTY

Chamberfield Farm, Chamberfield Road, Dunfermline, KY12 0DL

Offers Over £480,000





Rec Hall Side Vestibule



Dining Kitchen & Utility Room



Open Plan Games/Family Room



4 Double Bedrooms



Lounge (wood burner)



4 Piece Bathroom



EPC Rating -



Council Tax Band -



Welcome

Country living yet only a short drive to the city centre. Chamberfield Farmhouse is an extended and deceptively spacious detached family home set within an idyllic setting and occupying gardens which are just under an acre with space for multiple vehicles and double detached garage. The views over farmland and beyond are fabulous and a short walk takes you to Townhill Country Park. The accommodation is flexible and has a real country feel throughout, it briefly comprises reception hall leading to large open plan area which is currently used as a gamesroom/family room, front facing lounge with feature wood burning stove and two double bedrooms. The dining kitchen is well equipped with separate utility room and side vestibule with door to grounds. There is a four piece family bathroom on the ground floor. On the upper level a further two double bedrooms and shower room. The gardens are easy to maintain and on the level with large patio and seating areas offering excellent potential to develop further. The property is double glazed with gas central heating.





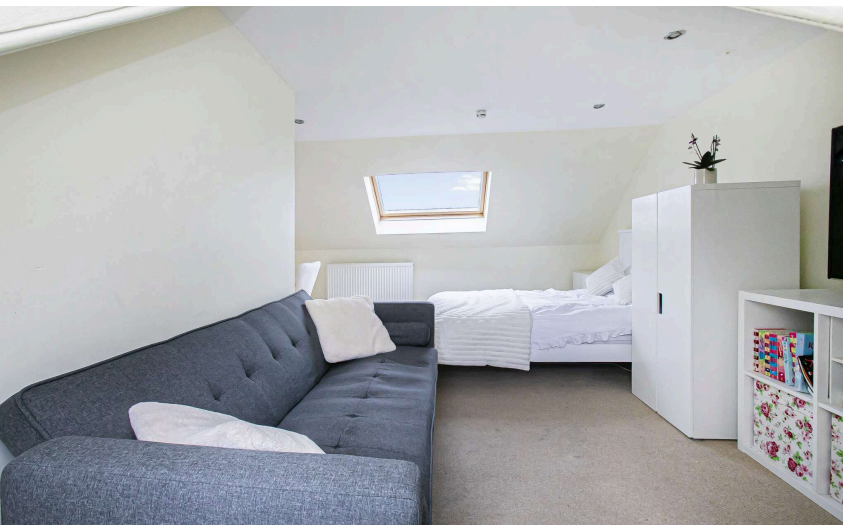
EXTRAS INC. IN SALE/AGENTS NOTE

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.



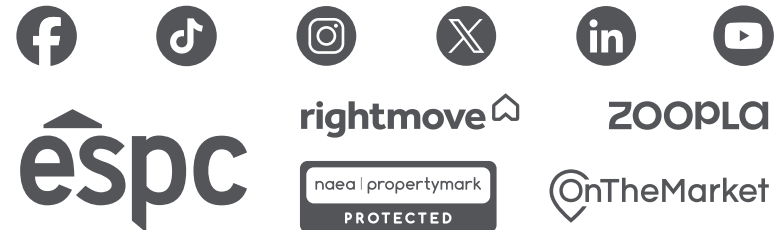
Chamberfield Farm House, Chamberfield Road, Dunfermline



Approx. Gross Internal Floor Area 2098 sq. ft / 194.91 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.