



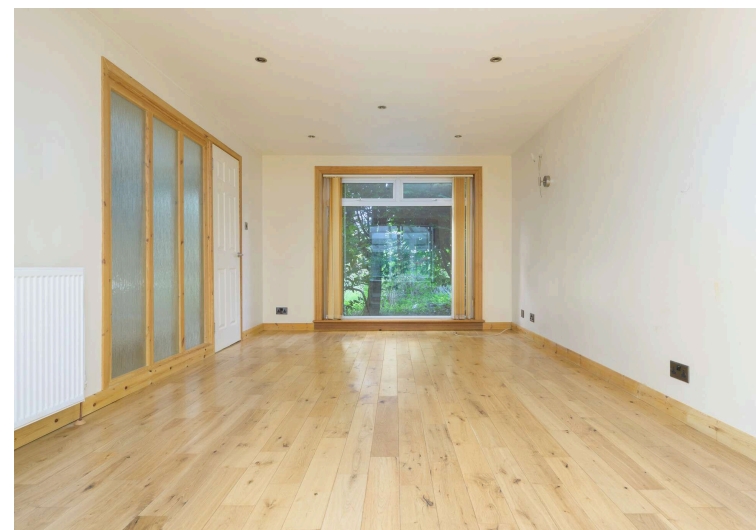
Morgans

PROPERTY

38 Menteith Drive, Dunfermline, KY11 8RR

Offers over £270,000





Entrance Hallway Wc



Four Bedrooms



Lounge Conservatory



Bathroom



Kitchen



Driveway Garage Garden



EPC Rating -

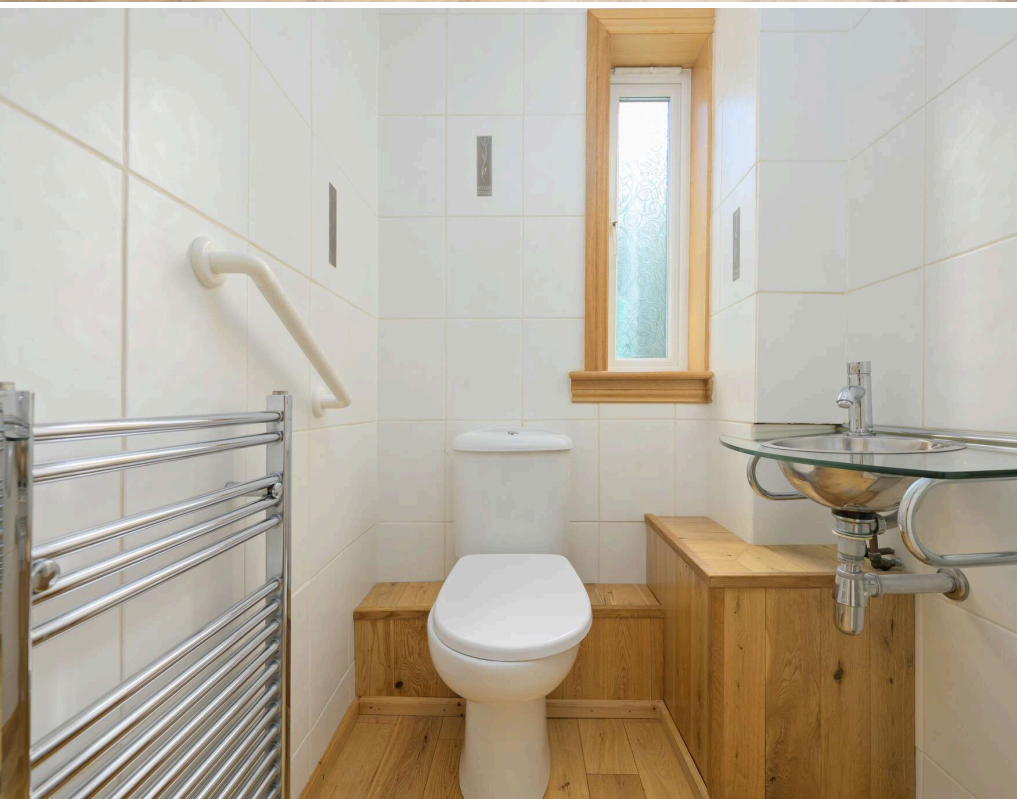


Council Tax Band -



Welcome

SOLD AS SEEN - This four-bedroom detached home offers well-proportioned and versatile accommodation over two floors and suitable for a range of family requirements. The ground floor provides a generous lounge, a separate dining room, fitted kitchen and a W.C. A conservatory to the rear extends the living space and provides additional flexibility as a family room or sitting area. The first floor comprises four bedrooms, all served by a family bathroom. Built-in wardrobe storage is provided to several bedrooms, with further storage cupboards on the landing. The fourth bedroom is more compact and would also suit use as a home office or dressing room. A driveway leads to the detached garage providing secure parking or additional storage. There are gardens to the front, rear and side. Situated in the popular Pitcorthie estate in Dunfermline the property is conveniently placed for local amenities, schools, and transport links.





EXTRAS INC. IN SALE/AGENTS NOTE

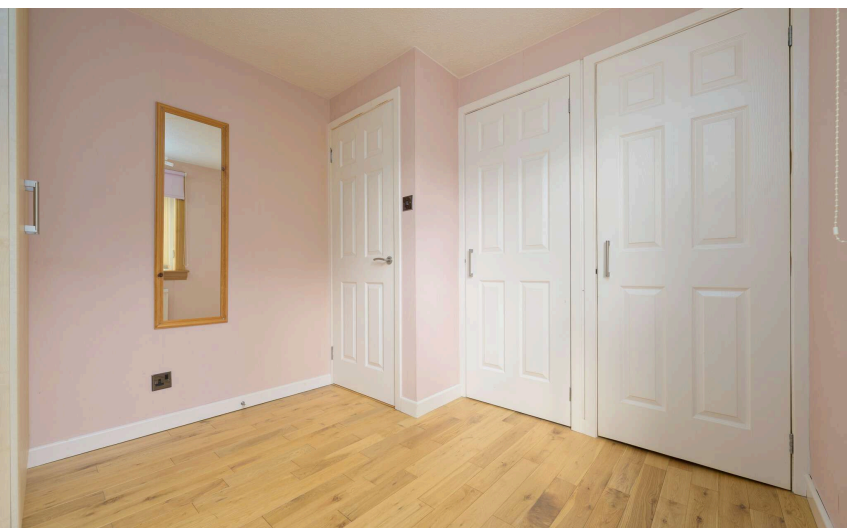
All floorcoverings, blinds, bathroom and light fittings together with integrated appliances.

This property is being sold as seen in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property or white goods. . There are no consents/warrants for the alteration work. Any intending purchaser will require to accept the position as it exists.

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.

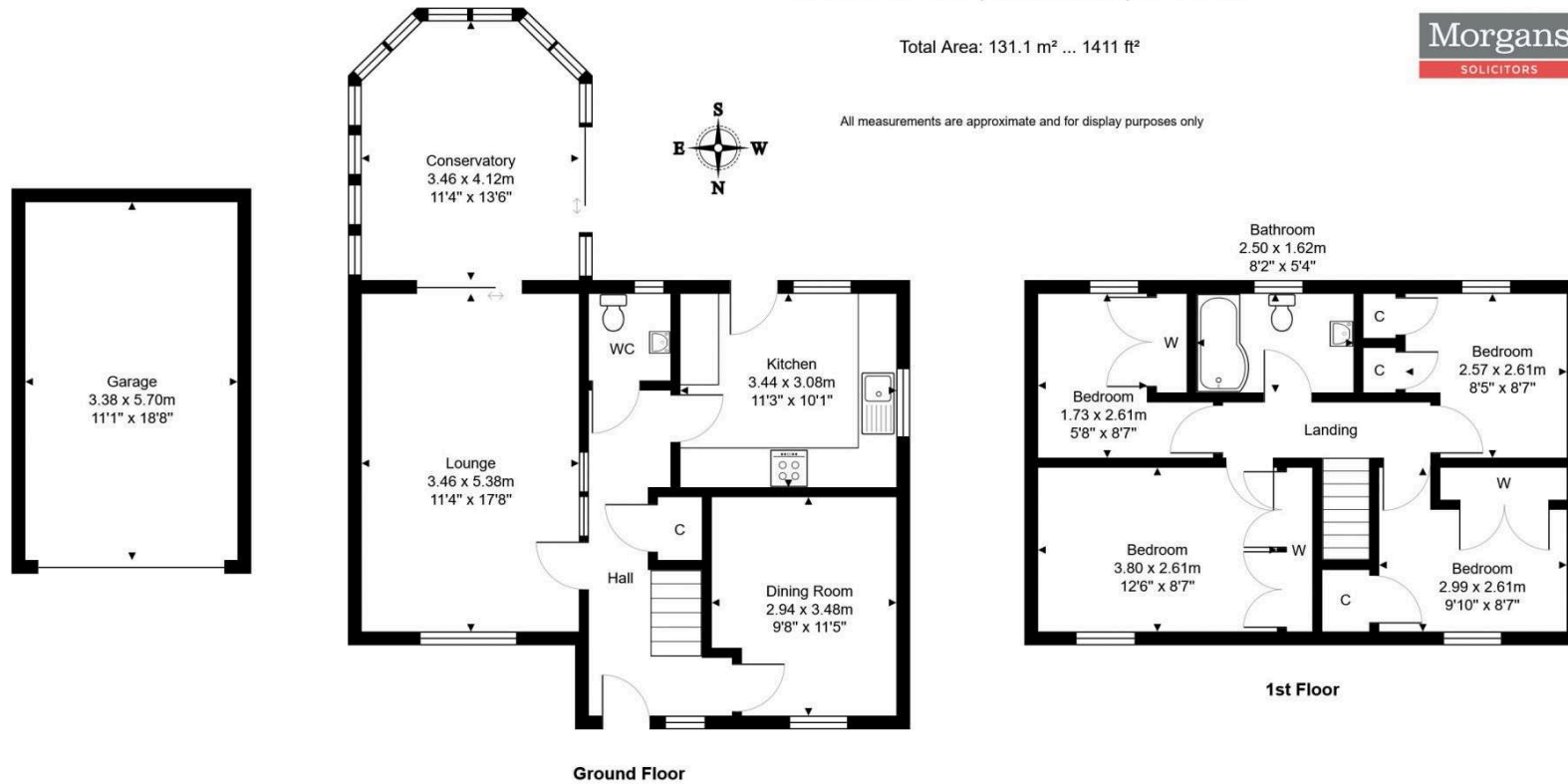


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Total Area: 131.1 m² ... 1411 ft²



All measurements are approximate and for display purposes only

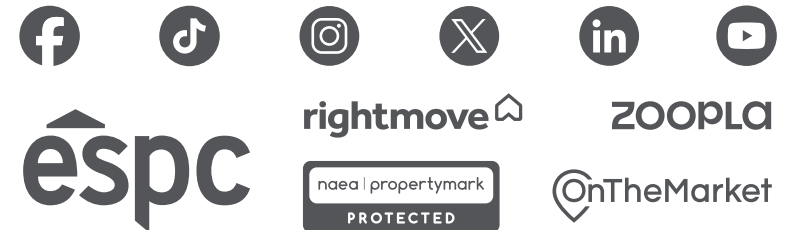


Ground Floor

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.