



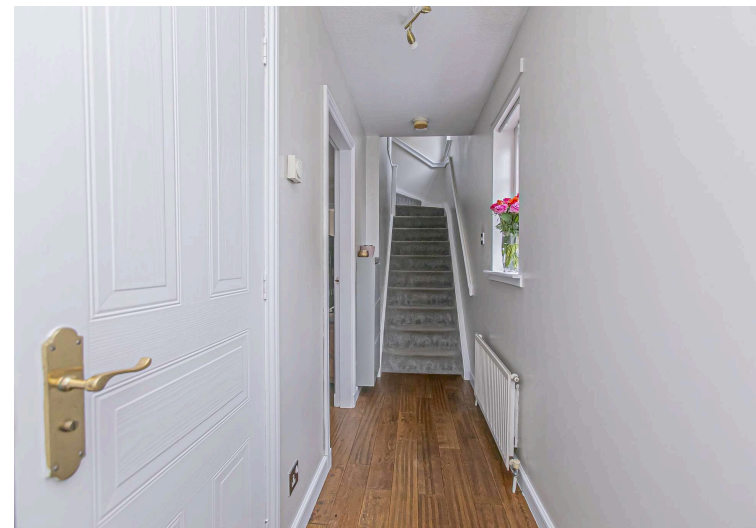
Morgans

PROPERTY

65 Farnell Way, Dunfermline, KY12 0SR

Offers Over £240,000





Three-bedroom mid-terrace home



Bright and generous lounge



Spacious kitchen/diner



EPC Rating -



Ground floor W.C.



En suite to principal bedroom



bathroom facilities



Council Tax Band -

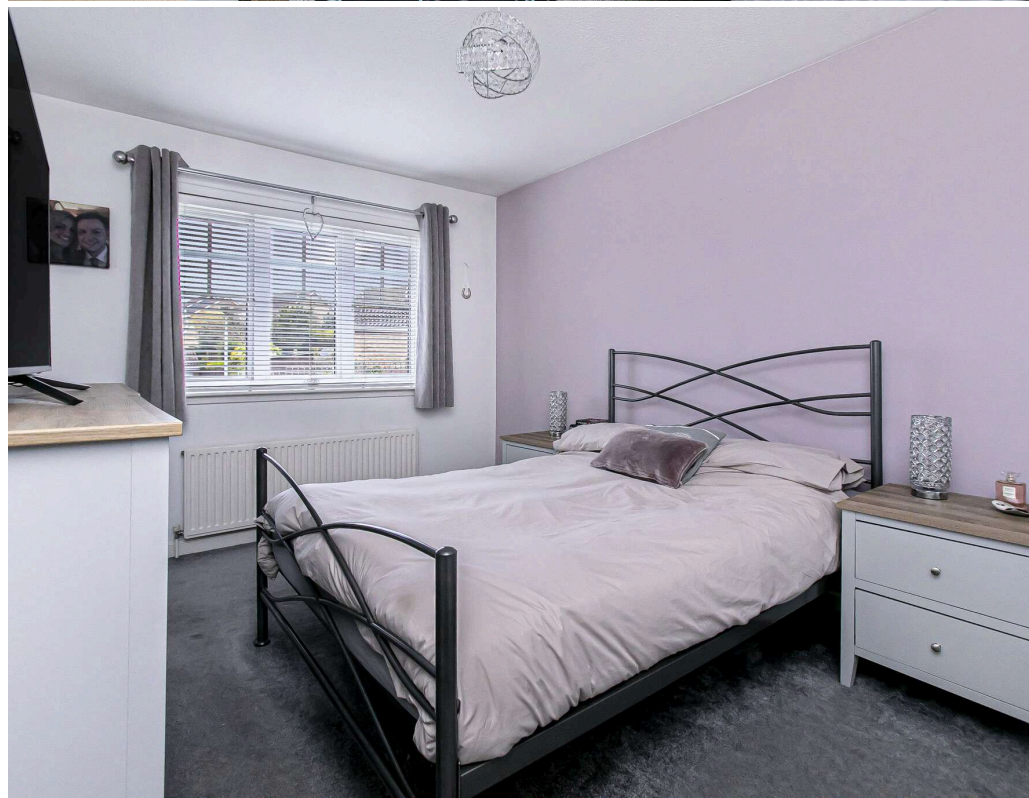




## Welcome

A well-presented three-bedroom detached home offering bright and comfortable accommodation across two floors, ideal for first-time buyers or young families this property delivers practical and versatile living space in a popular Dunfermline setting. The ground floor offers a welcoming entrance leading to a generous lounge and to the rear, a well-proportioned kitchen/diner making it the natural hub of the home. A ground floor W.C. adds a convenient and practical finishing touch to this level. Upstairs, three bedrooms are served by a family bathroom and a private en suite. The principal bedroom is a comfortable double with the benefit of its own en suite shower room, while two further bedrooms — both well-sized — share the main family bathroom. Built-in wardrobe storage to the landing area adds useful everyday practicality.



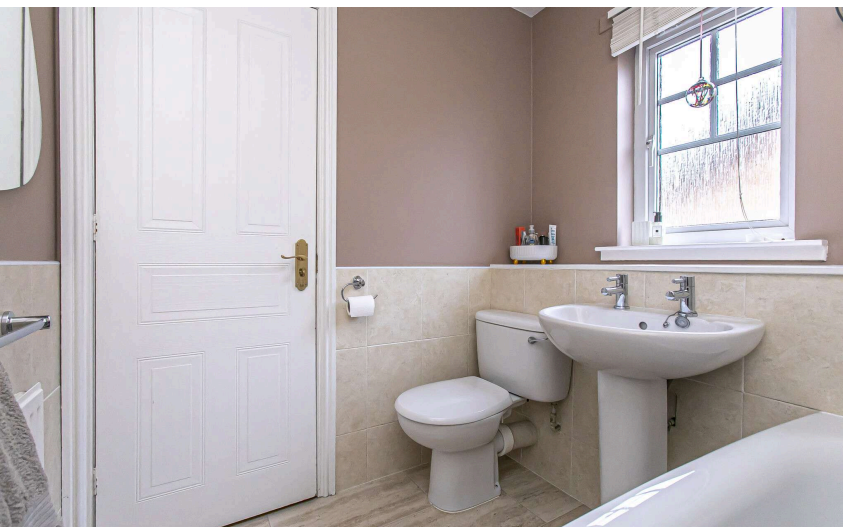
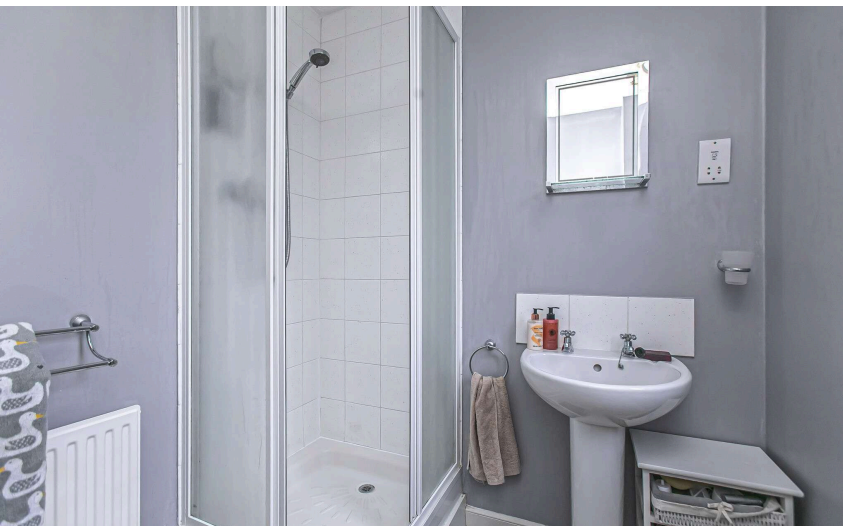


## **EXTRAS INC. IN SALE/AGENTS NOTE**

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.





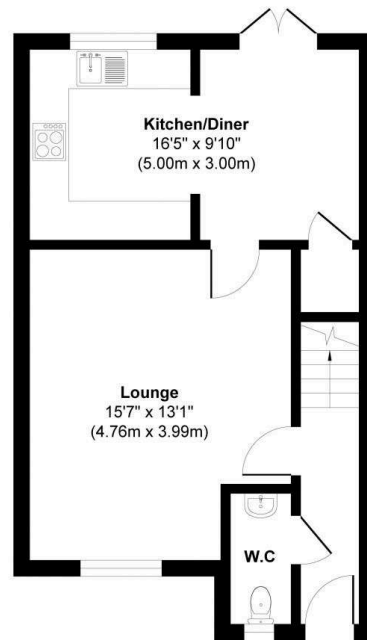


## Dunfermline

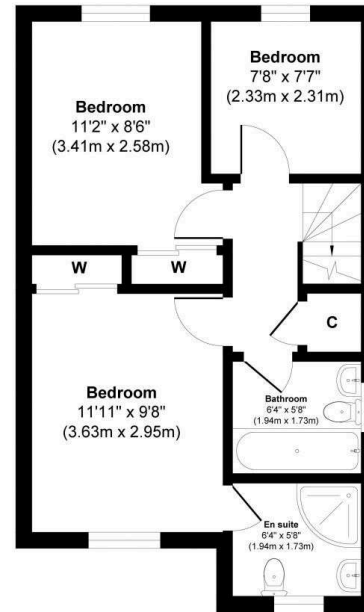
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace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

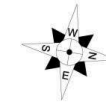
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



**Ground Floor**  
Approximate Floor Area  
452 sq. ft  
(41.97 sq. m)



**First Floor**  
Approximate Floor Area  
452 sq. ft  
(41.97 sq. m)



Approx. Gross Internal Floor Area 904 sq. ft / 83.94 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.