



Morgans

PROPERTY

4 Fieldfare View, Dunfermline, KY11 8LX

Offers Over £275,000





Substantial four-bedroom detached home



Lounge, dining room and kitchen/
breakfast room



Two en suites and walk-in wardrobe



EPC Rating -



Utility room and ground floor W.C.



First floor bathroom



Integral garage and driveway



Council Tax Band -



Welcome

Keenly priced with upgrading required is this substantial four-bedroom detached home built by Stewart Milne, which offers generous and well-appointed accommodation over two floors, extending to approximately 1,690 sq ft. A well-specified family home throughout, the property provides excellent room proportions and a high degree of flexibility across both levels. The ground floor provides a lounge, a separate dining room, a kitchen/breakfast room, a utility room, a ground floor W.C., an integral garage, and a storage cupboard. The first floor comprises four bedrooms and a family bathroom. Two bedrooms benefit from private en suite facilities, with the principal bedroom also offering a walk-in wardrobe. The remaining bedrooms are well proportioned and served by the family bathroom, with built-in storage provided throughout. There are enclosed gardens providing a child and pet safe environment with double driveway. Situated in Dunfermline, KY11 8LX, the property is conveniently placed for local amenities, schools, and transport links.





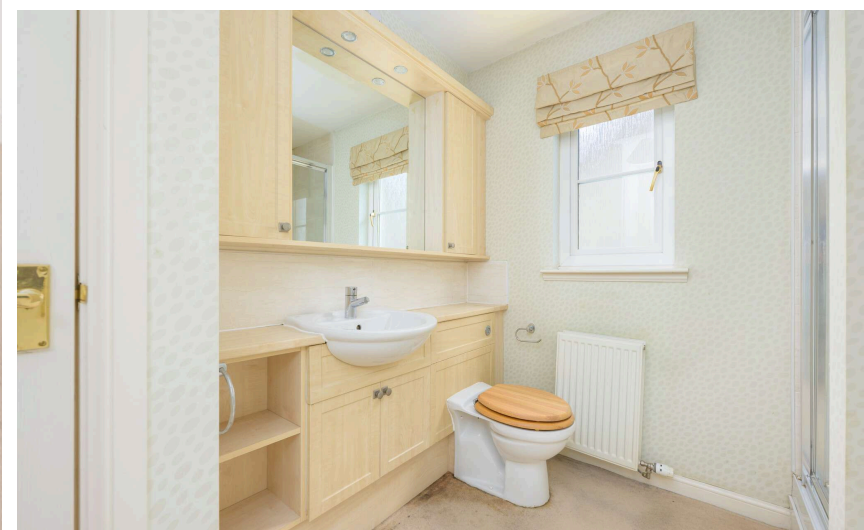
EXTRAS INC. IN SALE/AGENTS NOTE

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 included in the sale. 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

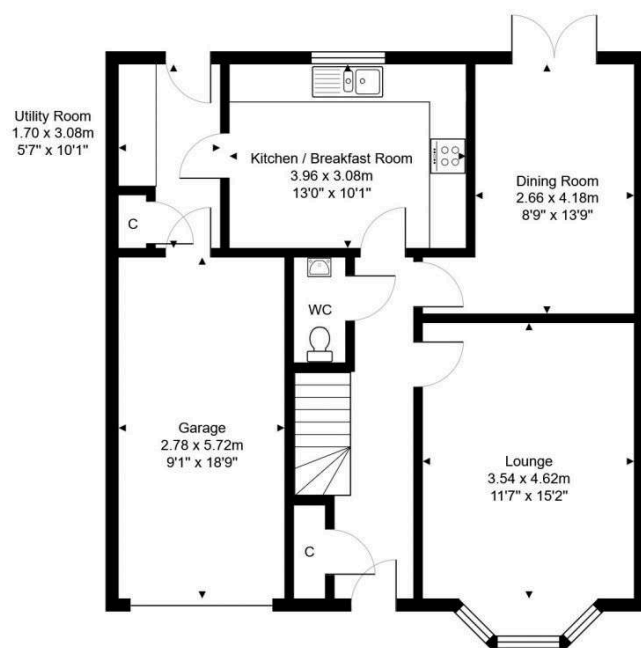
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.

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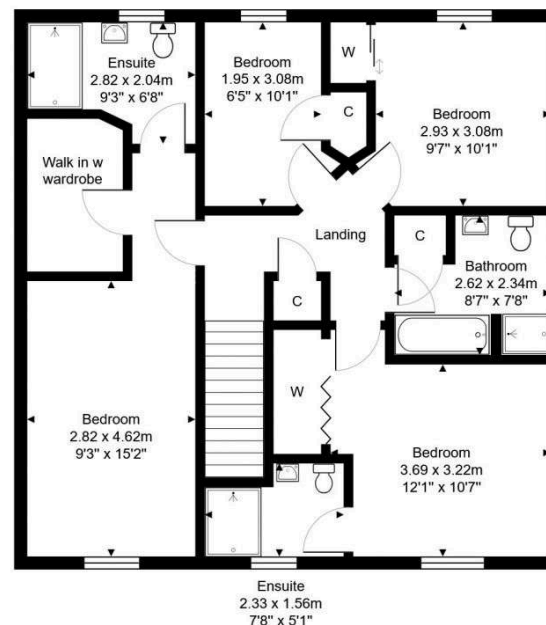
Total Area: 157.0 m² ... 1690 ft²



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.