



Morgans

PROPERTY

144 Halbeath Road, Dunfermline, KY11 4LB

Offers Over £385,000





Four-bedroom detached home



Large kitchen and shower room



Generous living room with fireplace



En suite to first floor bedroom



Three ground floor bedrooms



Detached garage and driveway



EPC Rating -



Council Tax Band -





Welcome

This exceptional four-bedroom detached home which is offered in move in condition, offers well-proportioned and versatile accommodation over two floors, extending to approximately 1,524 sq ft and providing generous living space throughout. The ground floor is particularly spacious, providing a large living room with feature fireplace, a sizeable fitted kitchen, a shower room, and three bedrooms — including two good doubles. The layout offers excellent flexibility, with the ground floor bedrooms well suited to a range of uses including guest accommodation, a home office, or multi-generational living. The first floor comprises a fourth bedroom of generous proportions, benefiting from its own private en suite — an ideal principal bedroom retreat and the upper landing has ideal space for additional furniture, currently utilised as a home office. A driveway for several vehicles leads to a detached garage providing secure parking or additional storage. The gardens are well stocked and mature providing an idyllic setting and a child and pet safe environment. Situated on Halbeath Road, Dunfermline, KY11 4LB, the property is conveniently placed for local amenities, schools, park and ride and transport links to Edinburgh.



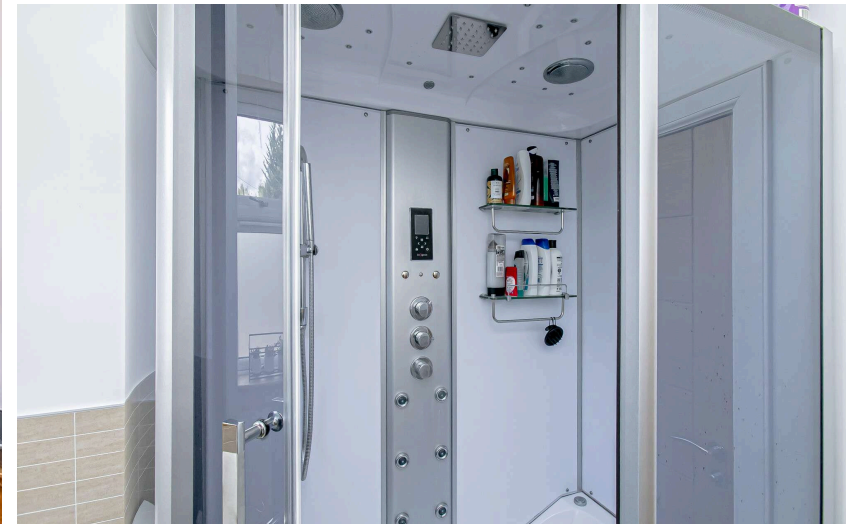


EXTRAS INC. IN SALE/AGENTS NOTE

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.









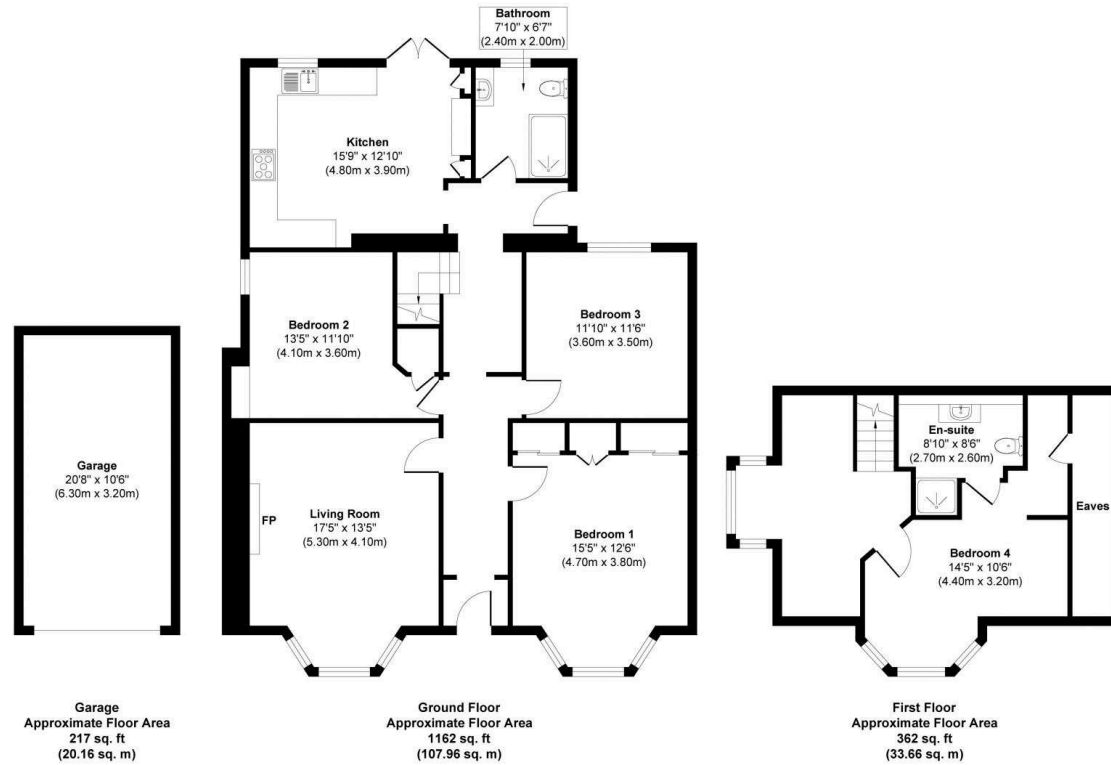
Dunfermline

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.

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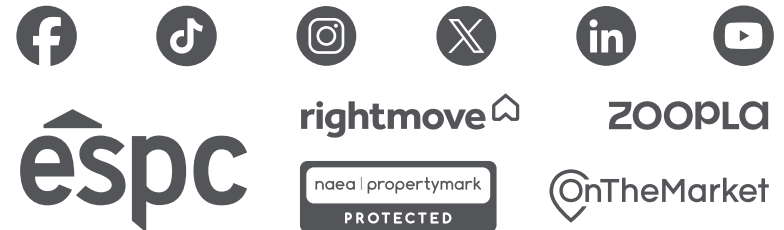


Approx. Gross Internal Floor Area 1741 sq. ft / 161.78 sq. m

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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.