



Morgans

PROPERTY

71 Braemar Drive, Dunfermline, KY11 8ES

Offers Over £399,950





Impressive detached family home



Five generous bedrooms



Master with en suite & dressing room



EPC Rating - C



Spacious reception room & dining room



Large kitchen with utility room



Private balcony



Council Tax Band - G





## Welcome

An exceptional opportunity to acquire this substantial, move in condition, five-bedroom detached family home, offering outstanding space and versatility across three floors in a sought-after area of Dunfermline offering a variety of local amenities such as restaurants, coffee shops, a health club and cinema whilst also being in walking distance to several primary and secondary schools. With over 2,200 square feet of accommodation, this impressive property is perfectly suited to larger families looking for a truly special place to call home. The ground floor is exceptionally well laid out, featuring a large and well-appointed kitchen with family area and an adjoining utility room, separate dining room ideal for family meals and entertaining, and a generous reception room providing a superb main living space. A downstairs WC and integral garage complete the ground-floor accommodation. The first floor offers three further bedrooms, including the impressive principal bedroom which benefits from a private en suite bathroom and a dedicated dressing room - a truly luxurious retreat. Two additional bedrooms on this level are served by the well-appointed family bathroom. The second floor provides two further spacious bedrooms - both generously proportioned - along with a shower room, making this an incredibly flexible level ideal for older children, guests, or a home office setup. The property further benefits from private driveway to the front and well maintained gardens to the front and rear.





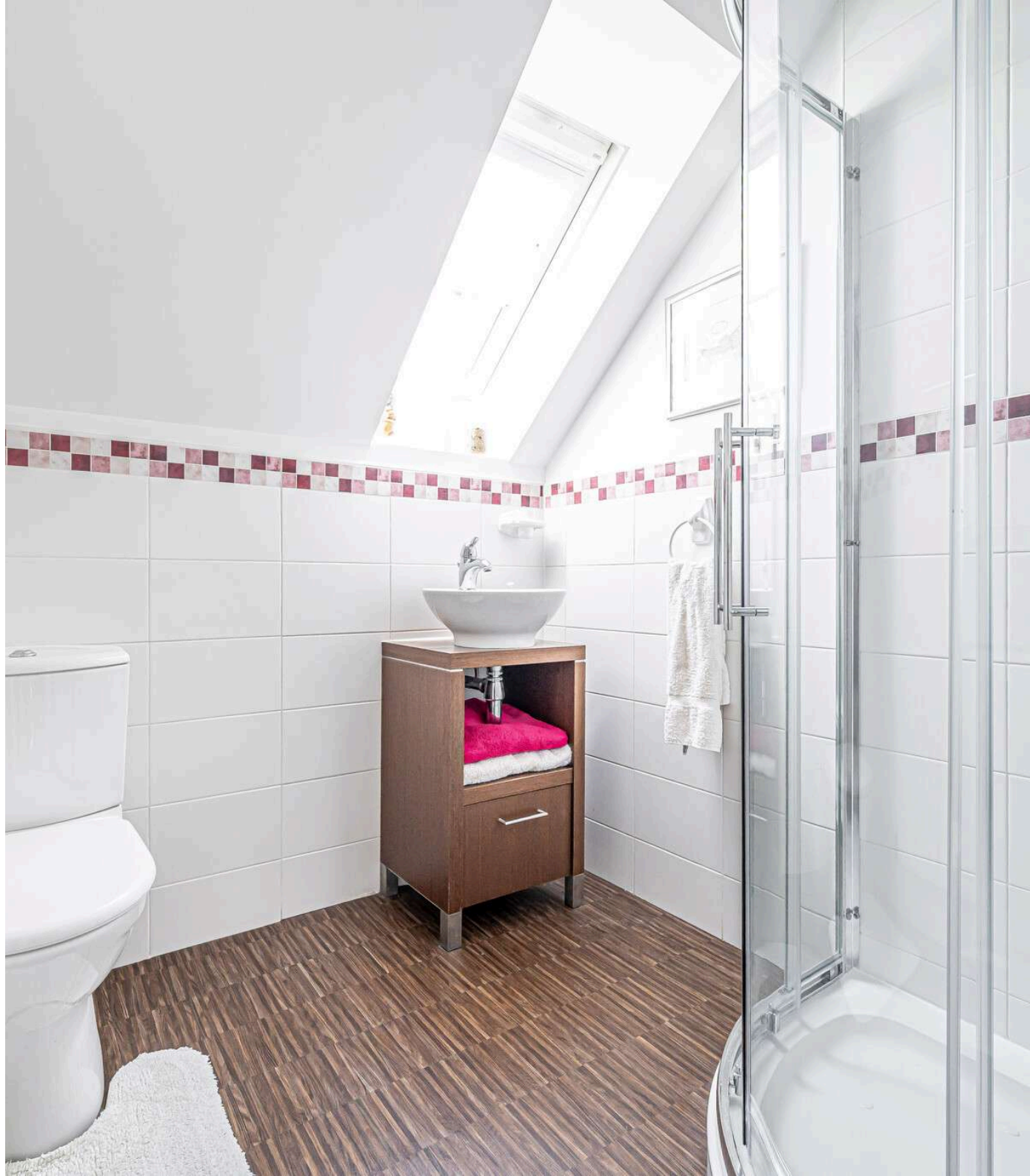
## **EXTRAS INC. IN SALE/AGENTS NOTE**

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.









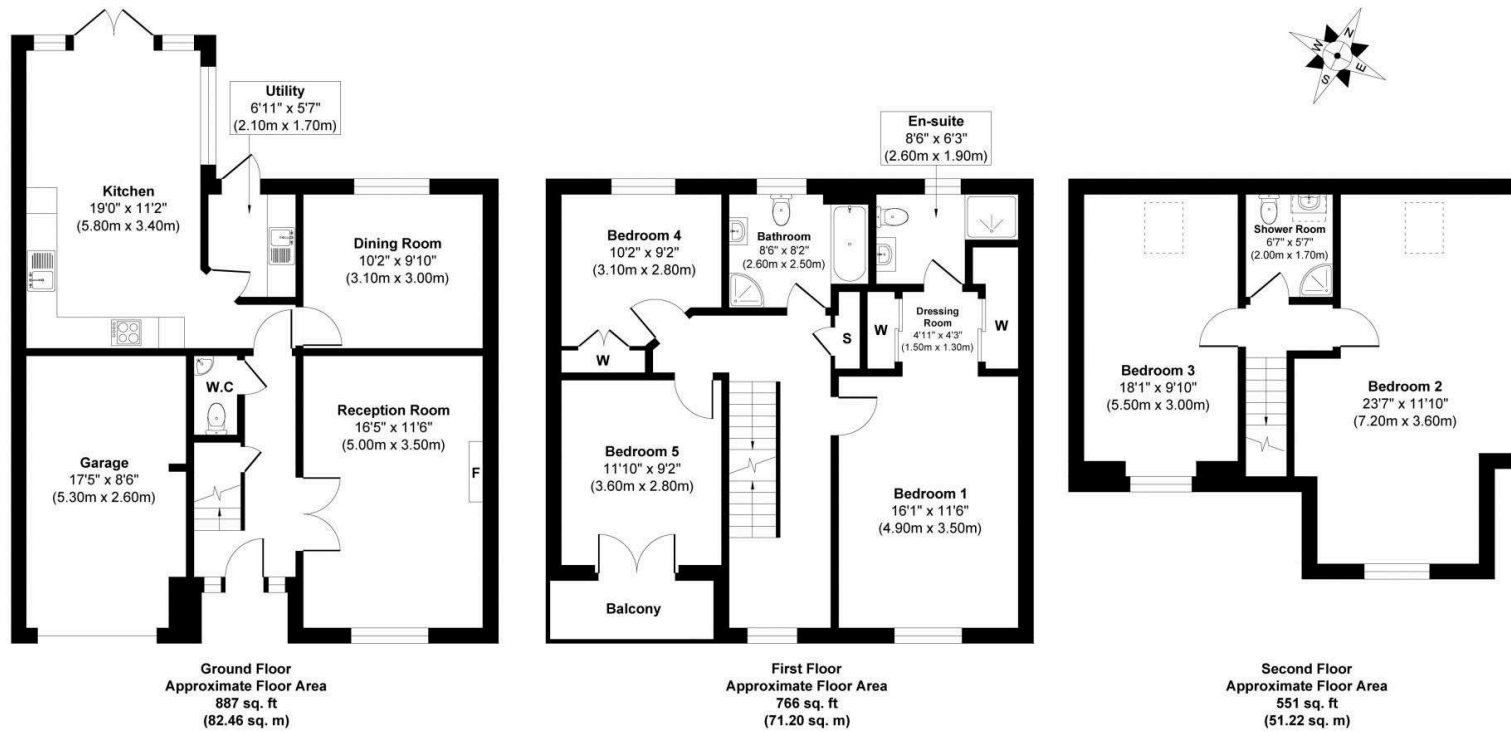
## Dunfermline

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.





**Approx. Gross Internal Floor Area 2204 sq. ft / 204.88 sq. m (Including Garage)**

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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