



Morgans

PROPERTY

1 Brucefield Feus, Dunfermline, KY11 4AA

Offers Over £299,950



4



2



1





Virtually Staged with AI



Substantial four-bedroom home



Bathroom and showeroom on each floor



Impressive living/dining room



Double garage/utility area



Dining kitchen



Generous gardens



EPC Rating -



Council Tax Band -



Welcome

Quietly tucked away on this substantial plot surrounded by trees and gardens is this substantial four-bedroom home which offers exceptional and versatile accommodation across a ground floor and basement level, extending to approximately 1,946 sq ft in total. A property of considerable scale, it provides generous living space throughout and represents a rare opportunity in a popular Dunfermline setting. The ground floor is impressively laid out, centred around a large living/dining room extending to nearly 20 feet — a spacious and welcoming space suitable for both family living and entertaining. A dining kitchen, two well-proportioned double bedrooms, and a family bathroom complete this level. The basement level provides two further double bedrooms and a shower room, along with a substantial double garage/utility space extending to over 26 feet — offering enormous potential for storage, a workshop, or further ancillary use, subject to requirements. An under-stair store provides additional practical space on this level. The gardens and grounds are mature and well stocked an idyllic haven and provides a child and pet safe environment. The driveway gives access for several vehicles. Situated in Dunfermline, KY11 4AA, accessed off Broomieknowe, 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. Wardrobes included.

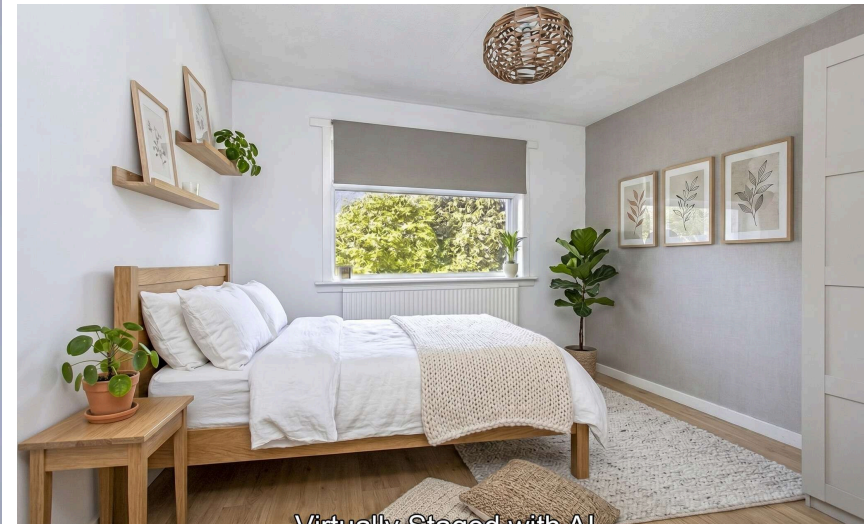
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.



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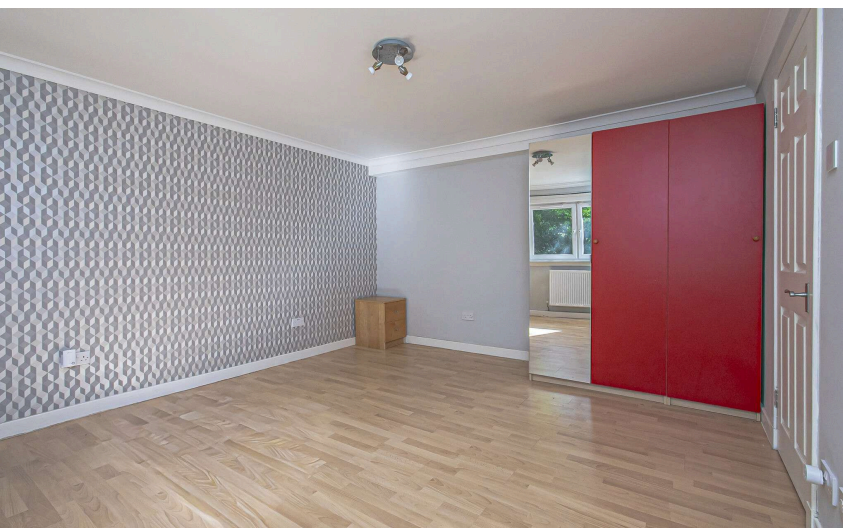


Virtually Staged with AI



Virtually Staged with AI







Dunfermline

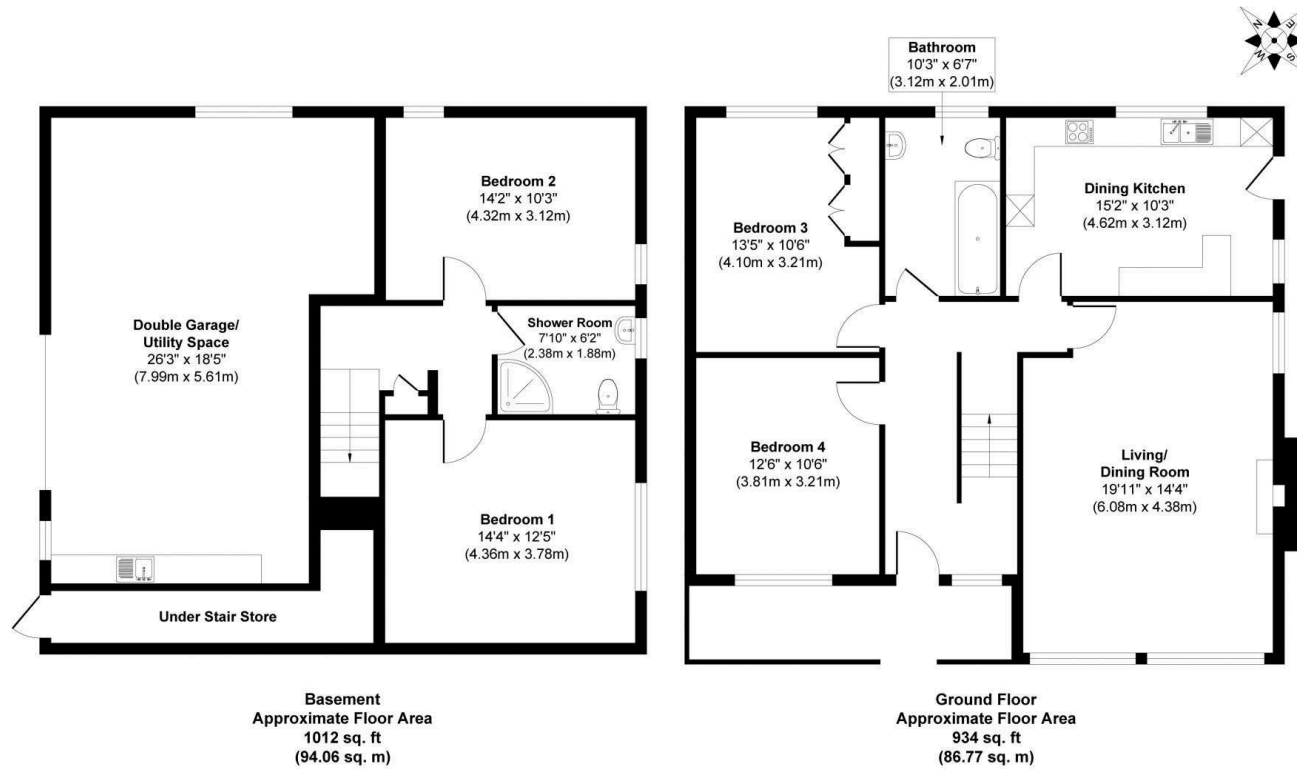
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace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



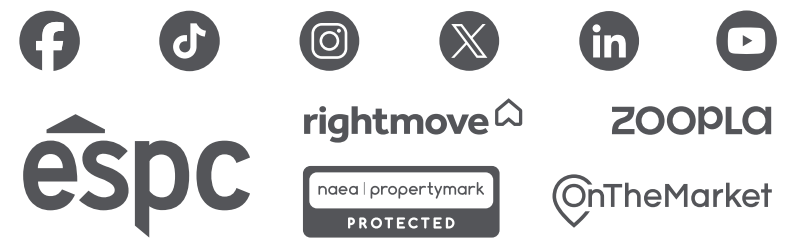
1 Brucefield Feus Dunfermline KY114AA



Approx. Gross Internal Floor Area 1946 sq. ft / 180.83 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.