



Morgans

PROPERTY

25 Russell Court, Dunfermline, KY11 4XW

Offers Over £179,500





Three-bedroom mid-terrace home



First floor shower room



Lounge and kitchen/dining room



Three well-proportioned bedrooms



Ground floor W.C.



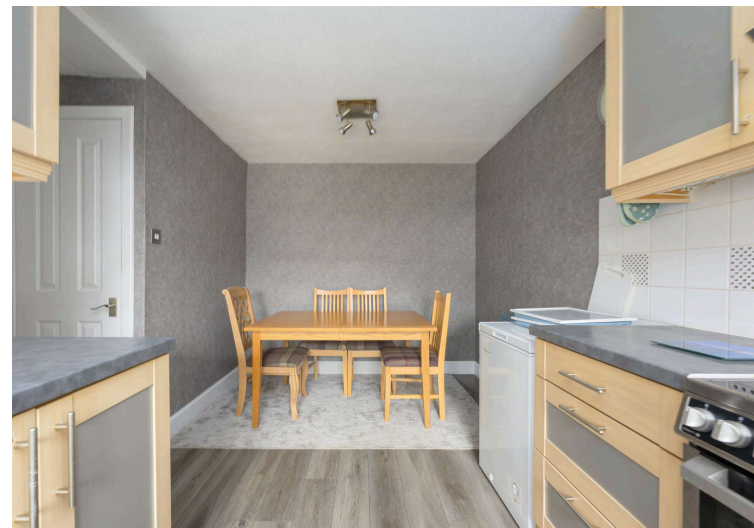
Residents parking



EPC Rating -



Council Tax Band -





## Welcome

Lovely three-bedroom mid-terraced home offers well-proportioned accommodation over two floors, extending to over 1,000 sq ft and ideal for families and couples. The ground floor provides a lounge, a modern kitchen/dining area extending to over 15 feet, a ground floor W.C., and a store room along with multiple storage cupboards. The layout is practical and well balanced throughout. The first floor comprises three double bedrooms and a shower room. All three bedrooms are of a good size, with the second bedroom extending to nearly 15 feet offering particularly generous double accommodation. Sharps bespoke fitted wardrobes and cupboard storage is provided across the landing and bedrooms together with a Worcester boiler. There are well maintained gardens to the front and rear fully enclosed providing a child and pet safe environment with patio areas and secure gate to rear leading to large wooded and grassed area. Situated in Dunfermline, KY11 4XW, the property is conveniently placed for local amenities, schooling transport links.





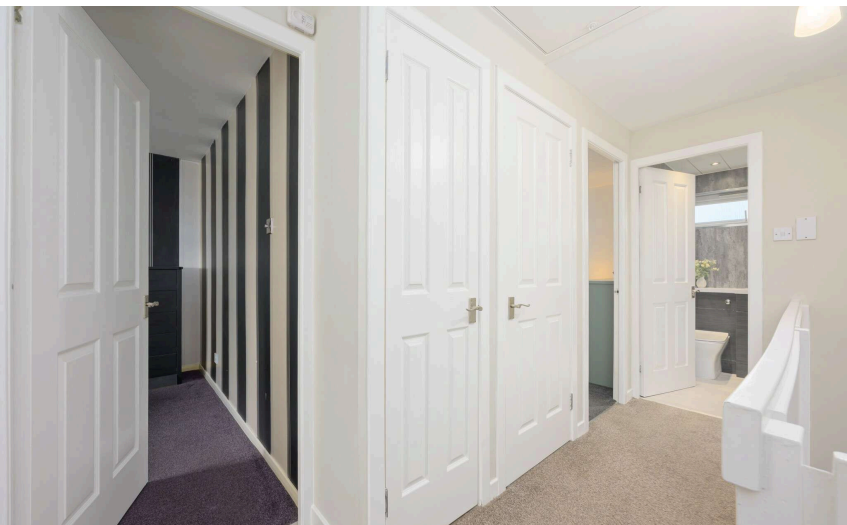
## **EXTRAS INC. IN SALE/AGENTS NOTE**

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

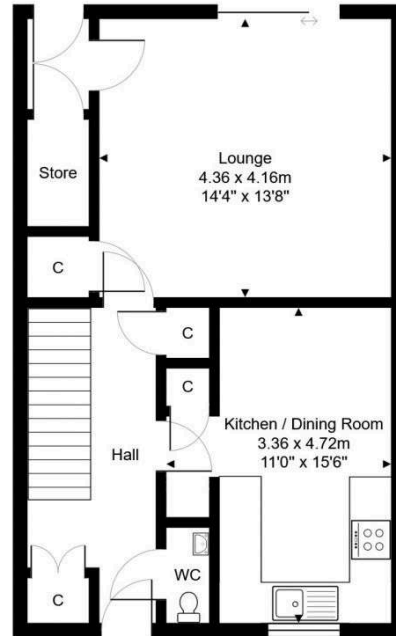
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



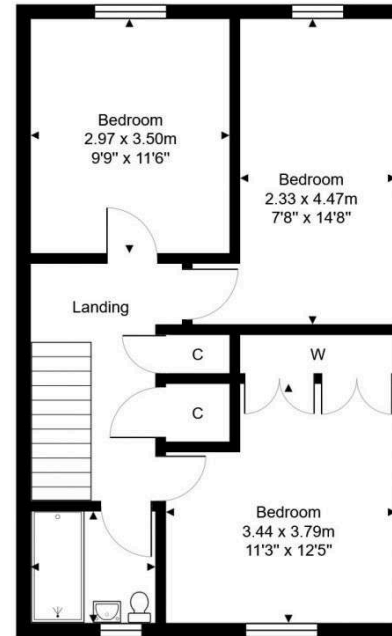
## 25 Russell Court, Dunfermline, KY11 4XW

Total Area: 98.5 m<sup>2</sup> ... 1061 ft<sup>2</sup>

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.