



Morgans

PROPERTY

36 Couston Street, Dunfermline, KY12 7QW

Offers Over £485,000





Substantial semi-detached family home



Conservatory & summer house



Superb 20ft living room



Master with dressing room



Kitchen, utility & family room



Two bathrooms



EPC Rating -



Council Tax Band -



## Welcome

A truly exceptional and rarely available semi-detached family home offering an outstanding level of space, flexibility, and character across two floors. With over 2,100 square feet of internal accommodation and a wealth of period features, 36 Couston Street is a property that must be viewed to be fully appreciated. The ground floor is spectacularly well-appointed, centred around a magnificent 20-foot living room - a wonderfully versatile and light-filled space perfect for family life and entertaining alike. A separate family room provides additional everyday living space, whilst the well-proportioned breakfasting kitchen is complemented by a utility room and a ground floor shower room. The ground floor is further enhanced by a charming conservatory, offering a wonderful connection to the garden throughout the year. Upstairs, the first floor offers three well-sized bedrooms. The principal bedroom is a particularly impressive room, benefiting from a private dressing room - a rare and luxurious touch. A further double bedroom and a third bedroom are served by family bathroom. A dedicated study provides an ideal home working space, perfectly separated from the main living areas. Externally, the property continues to impress with a detached summer house and shed with wifi and an infrared heating panel - offering superb additional storage or the potential for a creative studio, hobby room, or home office. The generous garden grounds provide excellent outdoor space for families.



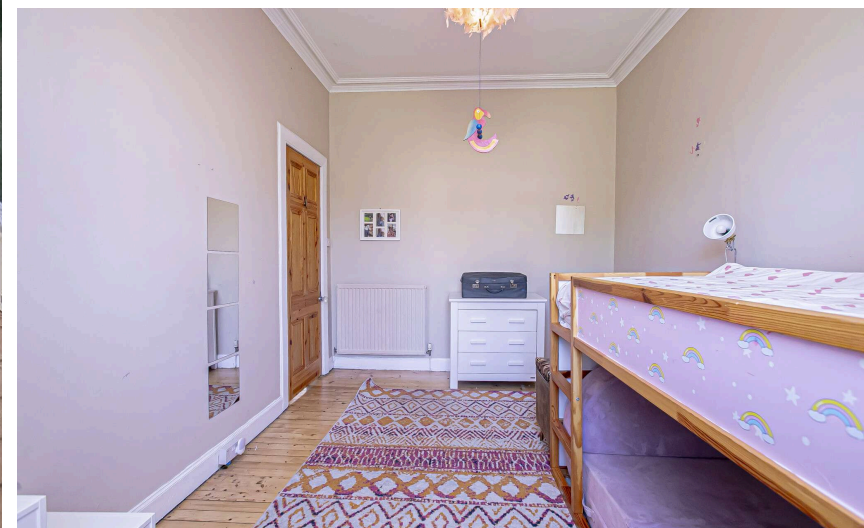
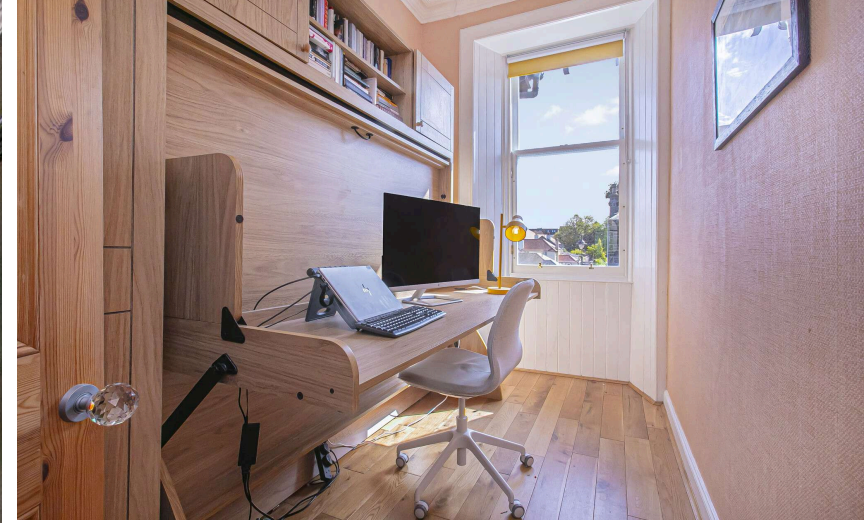


## EXTRAS INC. IN SALE/AGENTS NOTE

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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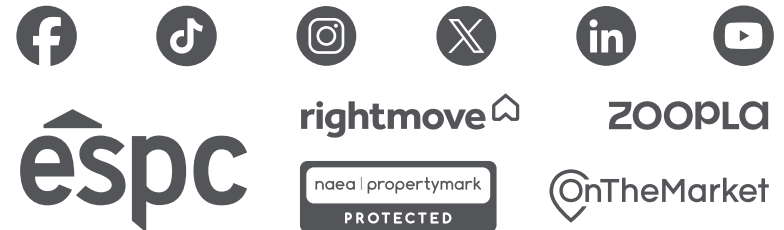


Approx. Gross Internal Floor Area 2105 sq. ft / 195.58 sq. m

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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.