



Morgans

PROPERTY

52 Tirran Drive, Dunfermline, KY11 8JG

Offers Over £195,000



2

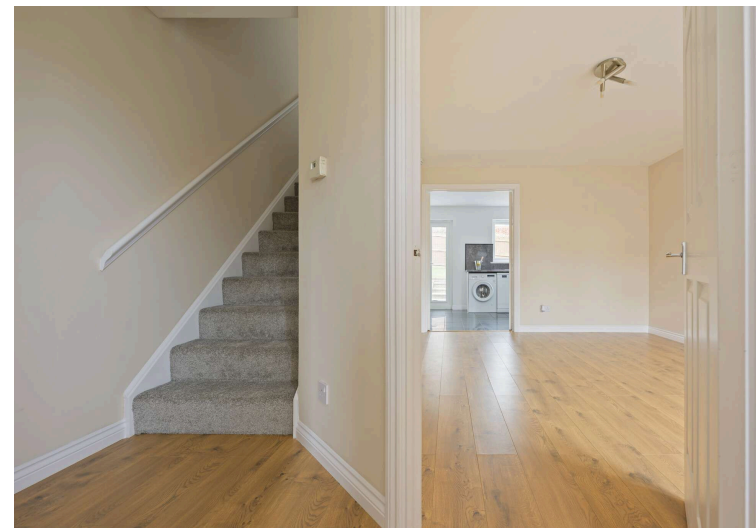


2



1





Well-presented semi detached home



Handy downstairs WC



Separate lounge



Two upstairs bedrooms



Open-plan kitchen/dining room



Family bathroom



EPC Rating -



Council Tax Band - D



## Welcome

Early entry available. An excellent opportunity to acquire this well-appointed two-bedroom semi detached home, ideally situated in a popular residential area of Dunfermline. Offering versatile and practical accommodation across two floors, this property is well-suited to first-time buyers, young families, or investors alike as would give a good yield. On the ground floor, the welcoming hallway leads to a bright and comfortable lounge with space for table and chairs, as well as a generous breakfasting kitchen - a great everyday living space with plenty of room for family meals. A convenient downstairs WC and useful store room complete the ground-floor layout. Upstairs, the landing leads to two double bedrooms - a good-sized principal bedroom and a comfortable second room, both served by the family bathroom. A further store and built-in wardrobe provide excellent additional storage. The gardens and grounds are well maintained and enclosed with large patio area. Partially floored attic with access via freestanding ladder. Double driveway and ample visitors parking. The property enjoys easy access to a full range of local amenities, schools, and transport links, including the M90 motorway and local rail services, making it an ideal base for commuters to Edinburgh and the wider Central Belt.



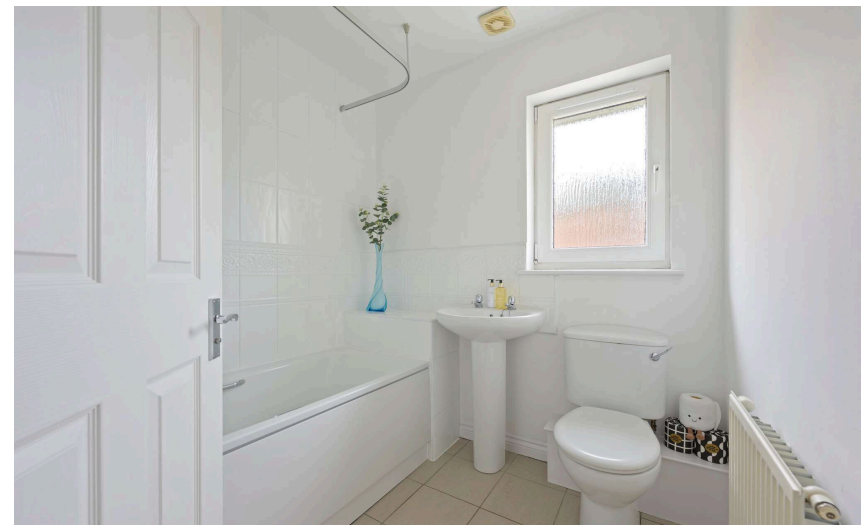


## **EXTRAS INC. IN SALE/AGENTS NOTE**

All floorcoverings, blinds, bathroom and light fittings together with integrated appliances. Washing machine and Dishwasher included (Unknown if functional).

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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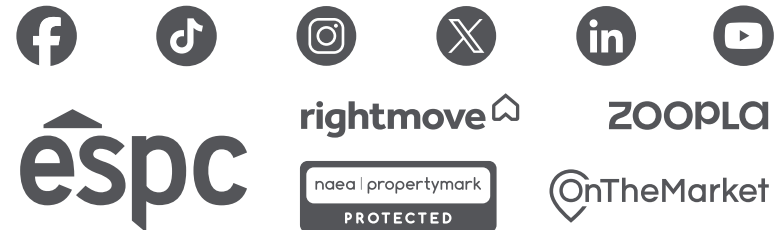
All measurements are approximate and for display purposes only



Total Area: 71.1 m<sup>2</sup> ... 765 ft<sup>2</sup>



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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.