



Morgans

PROPERTY

40 Woodmill Grove, Dunfermline, KY11 4JR

Offers Over £285,000



4



2



1





Spacious detached family home



Kitchen/dining room & utility



Four bedrooms, master with en suite



Single garage & driveway



Generous living room



Four Piece Bathroom and W.C



EPC Rating -



Council Tax Band -





Welcome

An excellent opportunity to acquire this lovely well-proportioned four-bedroom detached family home, offering generous and versatile accommodation across two floors in a popular residential area of Dunfermline. With over 1,180 square feet of living space and a great range of practical features, this property is perfectly suited to growing families. On the ground floor, the bright and spacious living room provides a comfortable main reception space with feature built in fire, whilst the open-plan kitchen and dining room offers a sociable and practical everyday living area with direct access to a separate utility room. A downstairs WC and garage complete the ground-floor accommodation. Upstairs, four well-proportioned bedrooms are served by a four piece family bathroom. The generous principal bedroom benefits from both a private en suite and a built-in wardrobe, whilst two further bedrooms also feature built-in wardrobes — ensuring excellent storage throughout the upper floor. The gardens and grounds are well maintained and fully enclosed providing a child and pet safe environment with feature decking, idyllic outdoor space. The driveway gives access for two vehicles leading to garage.





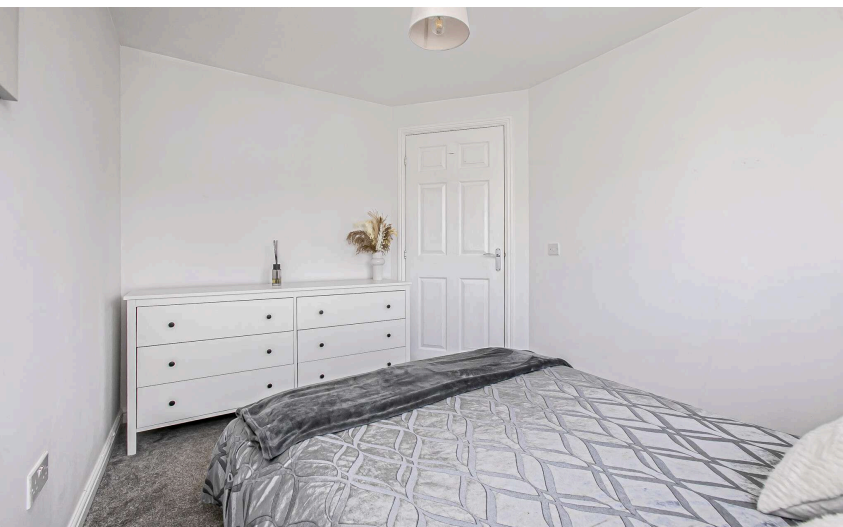
EXTRAS INC. IN SALE/AGENTS NOTE

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.









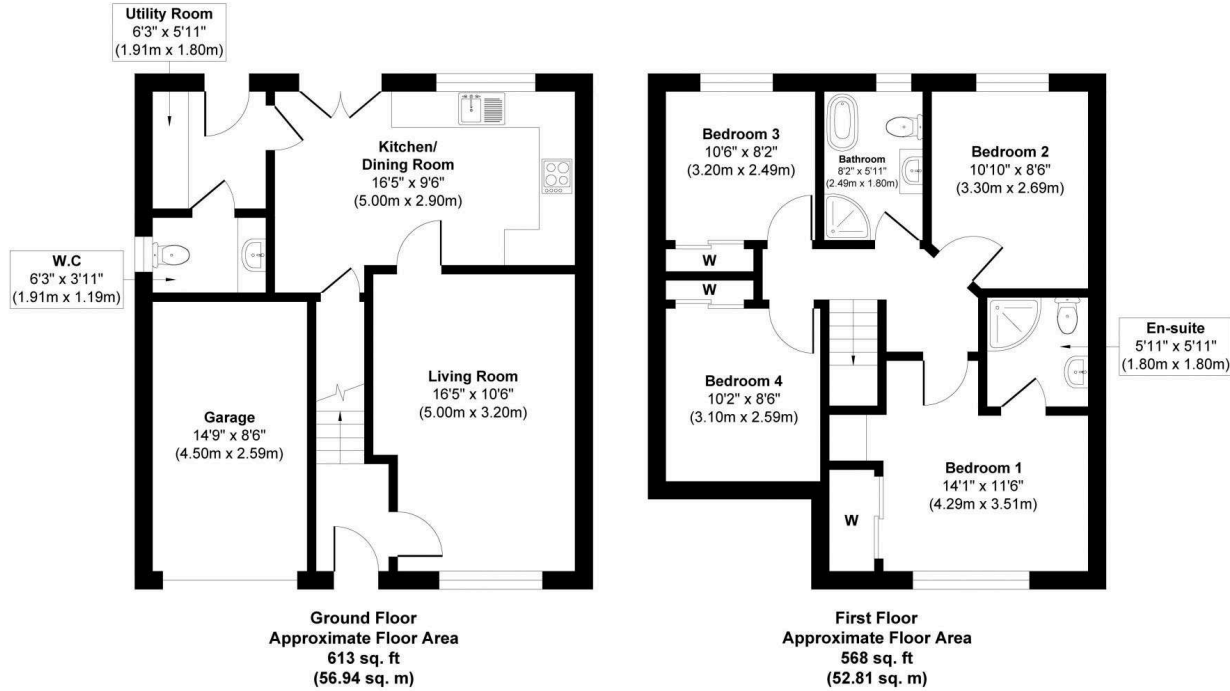
Dunfermline

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.

Woodmill Grove, Dunfermline, KY11 4JR



Approx. Gross Internal Floor Area 1181 sq. ft / 109.75 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.