



Morgans

PROPERTY

94 McDonald Street, Dunfermline, KY11 8NH

Offers Over £310,000



3



2



1





Spacious detached family home



Open-plan kitchen and dining room



Generous lounge



EPC Rating -



Three double bedrooms



Single garage and driveway



Master bedroom with en suite



Council Tax Band - E



Welcome

This impressive detached family home offers generous and flexible accommodation across two floors, making it an ideal choice for growing families or those seeking extra space in a sought-after Dunfermline setting. On the ground floor, the welcoming hallway leads through to a bright and spacious lounge, perfectly proportioned for relaxing and entertaining. To the rear, the open-plan kitchen and dining room is a real highlight of the property, offering plenty of room for family meals and casual dining, with fitted units and direct access creating a sociable everyday living space. A convenient downstairs WC and garage complete the ground-floor accommodation. Upstairs, the generous landing leads to three well-proportioned double bedrooms. The principal bedroom benefits from its own private en suite, while two further bedrooms are served by the well-appointed family bathroom. Multiple built-in storage cupboards and wardrobes throughout ensure practical everyday living. To the rear, the property enjoys private enclosed gardens which are well maintained — a fantastic outdoor space for families, offering a secure area for children to play and an ideal setting for summer entertaining. Situated in a popular residential area of Dunfermline, 94 McDonald Street enjoys excellent access to local amenities, schools, and transport links, making this a home that ticks every box for modern family life.



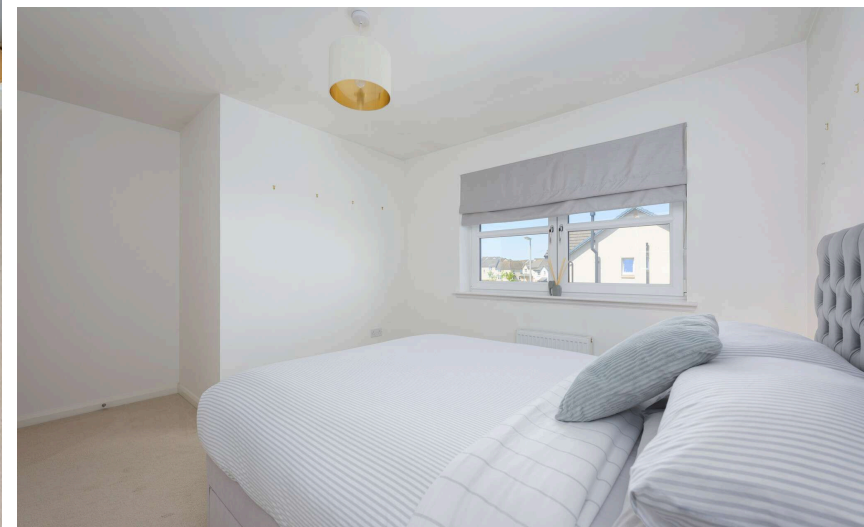
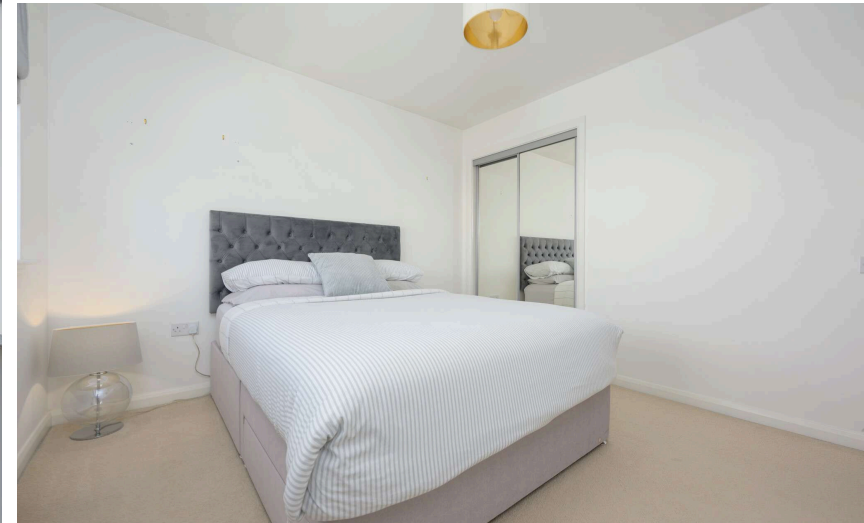


EXTRAS INC. IN SALE/AGENTS NOTE

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.

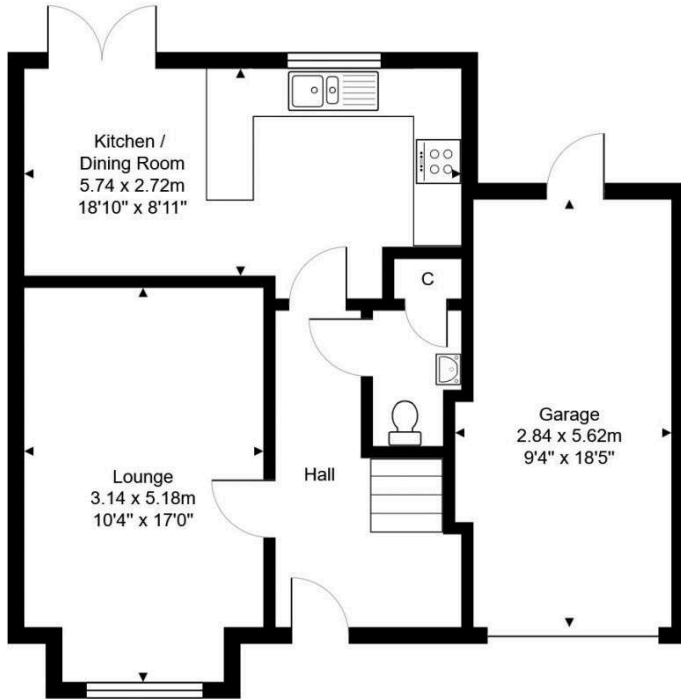
94 Mcdonald Street, Dunfermline, KY11 8NH



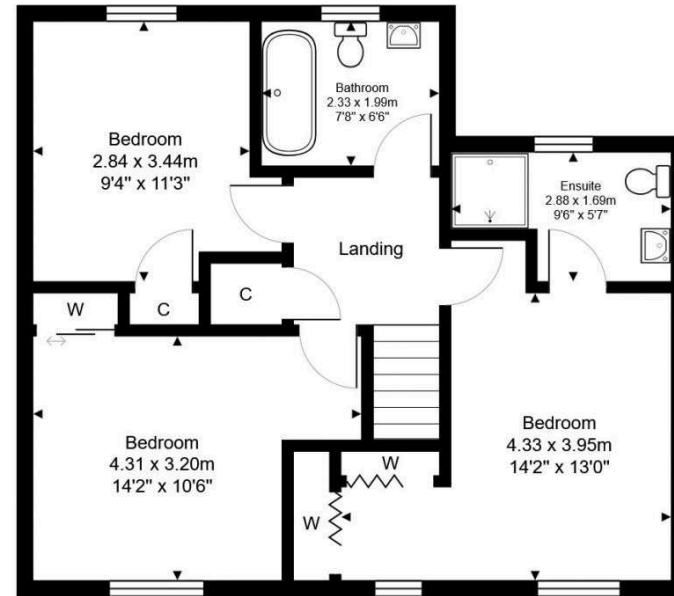
Total Area: 115.4 m² ... 1242 ft²



All measurements are approximate and for display purposes only



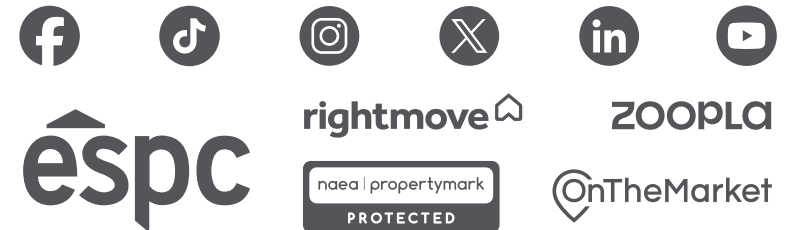
Ground Floor



1st Floor



SOLICITORS | PROPERTY
33 East Port, Dunfermline, Fife, KY12 7JE
Tel: 01383 620222 Fax: 01383 621213
www.morganlaw.co.uk



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.