



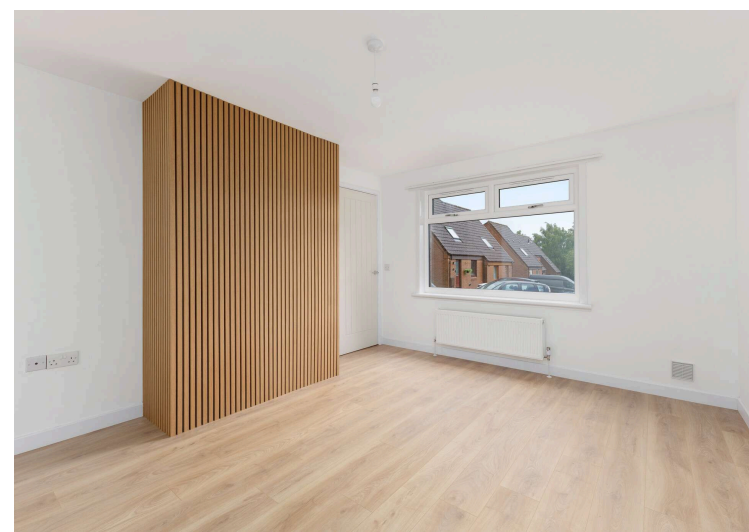
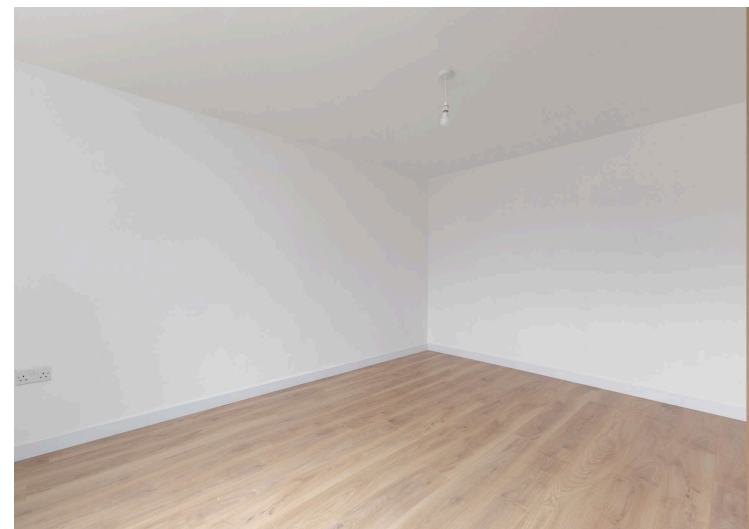
Morgans

PROPERTY

13 Myers Court, Dunfermline, KY12 0XF

Offers Over £270,000





Entrance hallway



Three Bedrooms



Lounge



Family Bathroom.



Kitchen Dining Room



Large Detached Garage



EPC Rating - C



Council Tax Band - C



## Welcome

A well-proportioned and generously sized three-bedroom semi-detached family home, set within a quiet cul-de-sac in a popular area of Dunfermline. Offering over 1,370 square feet of versatile accommodation across two floors, along with a substantial detached garage, this property is an excellent choice for families seeking a practical and spacious home in a peaceful setting. The property has been upgraded throughout with the ground floor providing a well-balanced layout with distinct living spaces throughout. A comfortable lounge and a separate dining room offer flexible everyday use, whilst the kitchen is fitted and provides ample storage and worktop space. A cloakroom and downstairs WC add a practical finishing touch, with two hall cupboards providing excellent additional storage. Upstairs, three well-proportioned bedrooms are served by a family bathroom. Two of the bedrooms benefit from fitted wardrobes, ensuring excellent storage throughout the upper floor, with the generous landing also featuring a large cupboard. A large detached garage - extending to almost 19 feet in depth - provides secure parking and outstanding additional storage or workshop potential. The property further benefits from a substantial corner plot providing beautiful gardens and a large driveway for several cars. Great potential for extending, subject to planning. Immediate entry available. Excellent transport links to Edinburgh via Queen Margaret station.





## 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

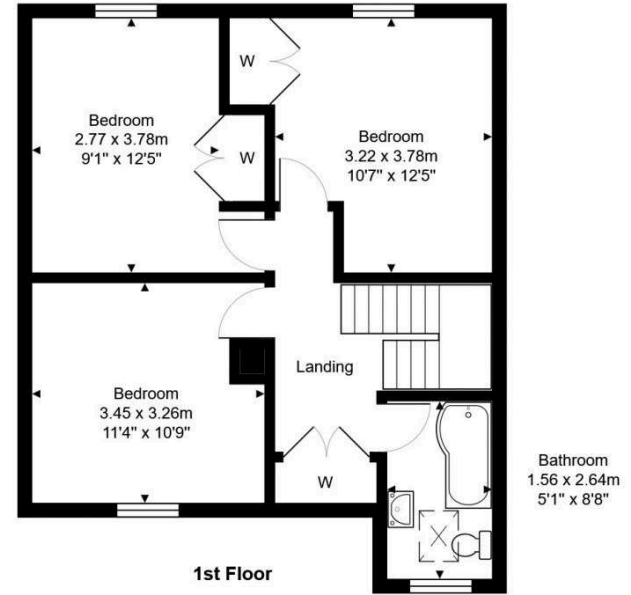
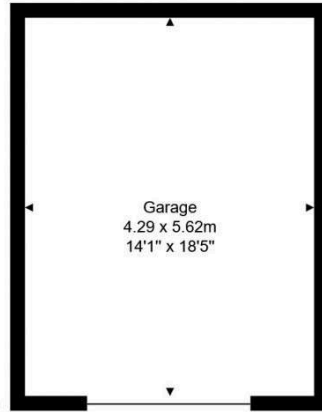
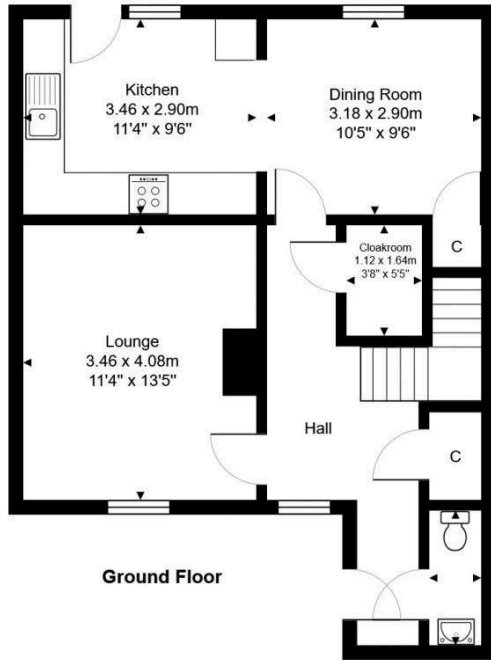
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



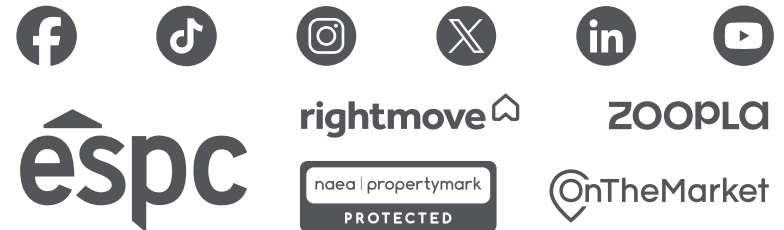
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Total Area: 127.6 m<sup>2</sup> ... 1373 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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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.