



Morgans

PROPERTY

15 Vorlich Way, Dunfermline, KY11 8JB

Offers Over £320,000



4



2



C



Substantial four-bedroom detached family home



Spectacular open-plan dining kitchen



Generous living room



EPC Rating - C



Principal bedroom with private en suite



Three further well-proportioned bedrooms



Family bathroom



Council Tax Band - F



Welcome

A substantial and impressive four-bedroom detached family home offering over 1,515 square feet of well-proportioned accommodation across two floors, set in a popular residential area of Dunfermline. There are generous and well maintained gardens with patio and seating areas providing a child and pet safe environment and direct access to the local school. They are he ground floor immediately impresses with a truly spectacular open-plan dining kitchen extending to over 23 feet — a wonderful sociable space ideal for family life and entertaining alike. The generous living room extending to almost 19 feet provides a comfortable and distinct reception space, whilst a convenient downstairs WC and an integral garage extending to almost 20 feet complete the ground floor — offering excellent additional storage or secure parking. Upstairs, four well-proportioned bedrooms are served by a family bathroom. The impressive principal bedroom extends to almost 19 feet and benefits from a private en suite, whilst bedroom two is a generous double extending to over 14 feet. Two further bedrooms complete the upper floor accommodation, providing excellent flexibility for growing families or those requiring a dedicated home office or guest room.





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

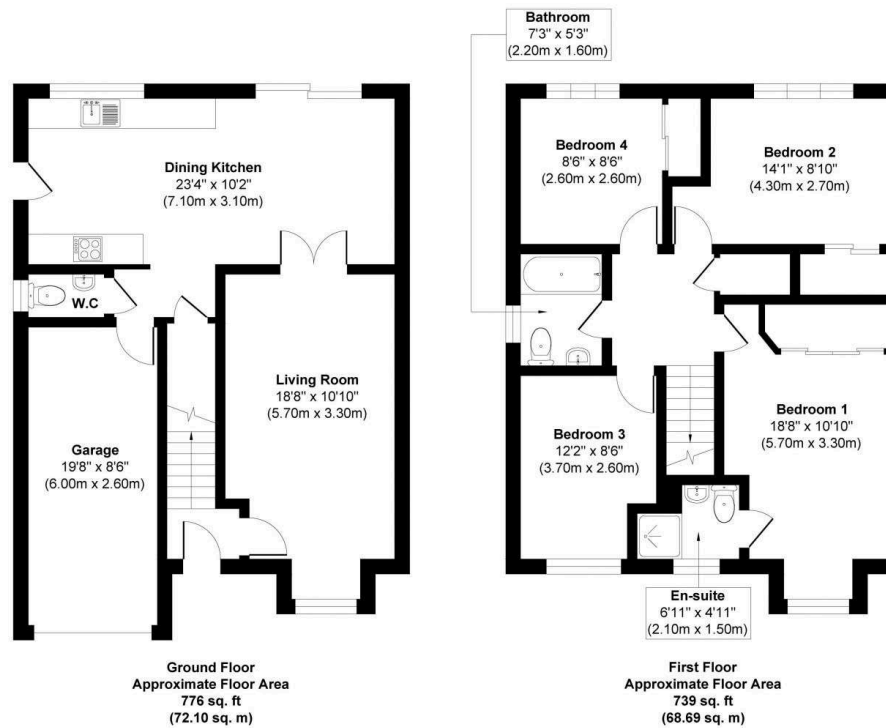
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace 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.



Vorlich Way, Dunfermline, KY11 8JB



Approx. Gross Internal Floor Area 1515 sq. ft / 140.79 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.