



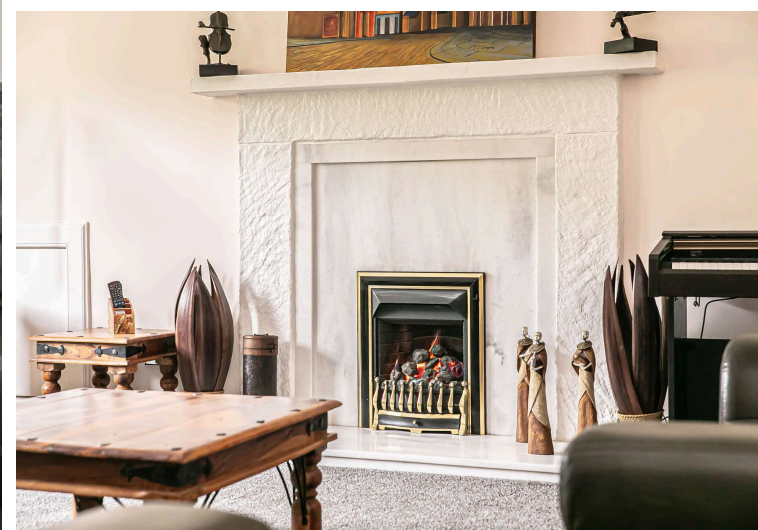
Morgans


PROPERTY

37 Buffies Brae, Dunfermline, KY12 8ED

Offers Over £299,950







 Ent Vestibule and Hallway

 Three Bedrooms

 Dining Kitchen Utility

 Family bathroom

 Lounge

 Quiet Cul de sac

 EPC Rating -

 Council Tax Band -



Welcome

A rare opportunity to purchase a well-presented and generously proportioned three-bedroom detached home offering over 1,050 square feet of characterful and flexible accommodation across two floors in a popular area of Dunfermline. Situated in one of Dunfermline's historic cul de sacs within the city centre and close to all transport links, the property has impressive room sizes, high ceilings downstairs and period features throughout, this property is an excellent choice for families, first-time buyers, or those looking to upsize. The ground floor is anchored by a spectacular 19-foot living room - a bright, airy, and wonderfully generous space enhanced by a characterful feature fireplace, bay window, cornicing and ceiling rose making it a truly special everyday retreat. The large kitchen, extending to over 16 feet, offers ample worktop and storage space and features a built-in log burner, is complemented by a separate utility room - a practical and welcome addition. Front and rear external access adds further everyday convenience. Another original feature within the property is the wooden and iron staircase taking you to the upper level where there are three bedrooms served by a well-appointed four-piece family bathroom. The principal bedroom is a well-sized room, whilst two further bedrooms provide flexible accommodation for children, guests, or a home office as required. There are beautifully maintained gardens to the front and rear with patio area providing excellent outdoor space.



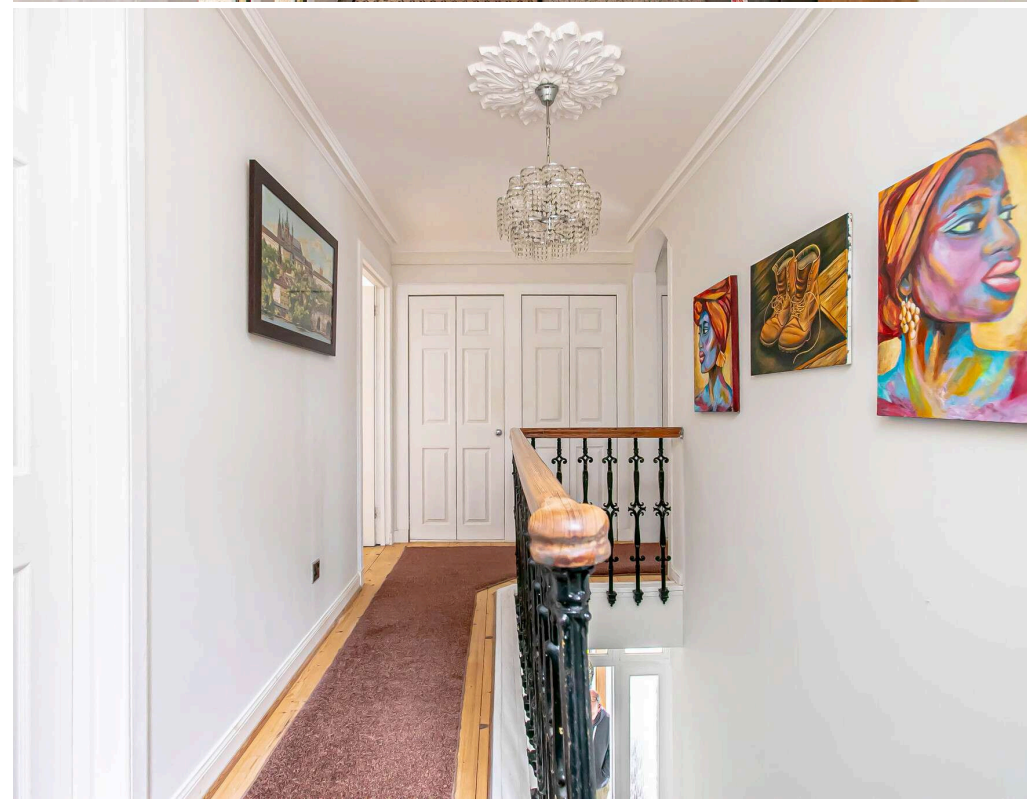


EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

There is a section of garden ground to the rear that is currently utilised by the owners, this section is not on the title.

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.









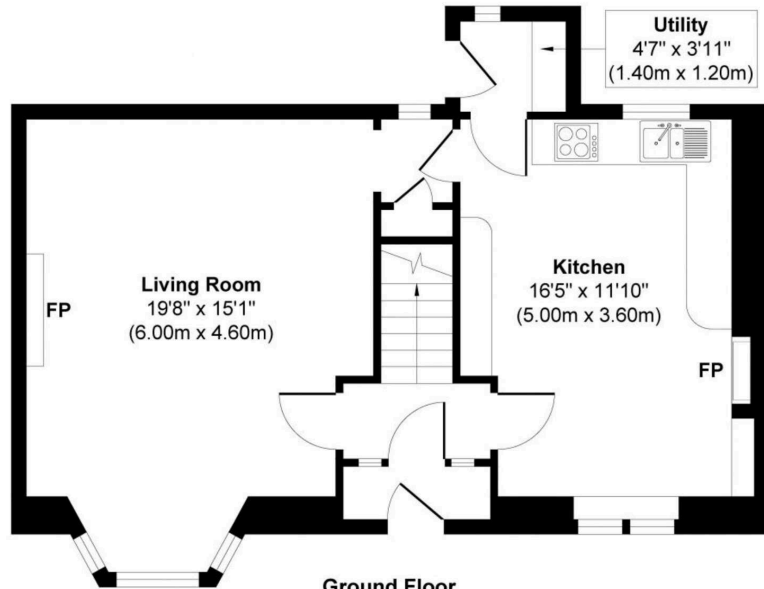
Dunfermline

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.

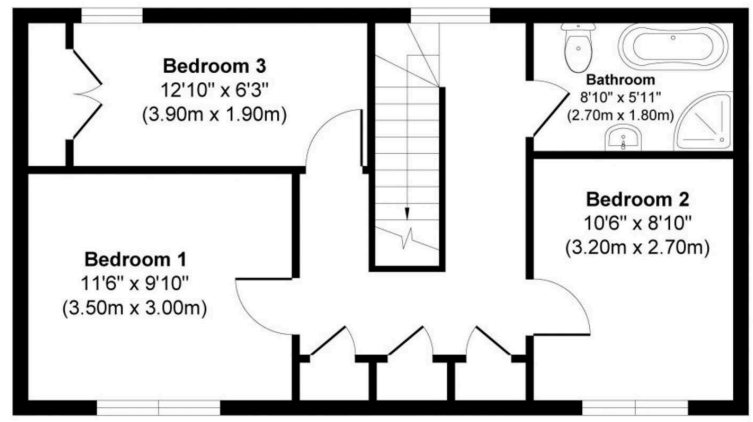
Morgans Property Package

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.

37 Buffies Brae, Dunfermline KY12 8ED



Ground Floor
 Approximate Floor Area
 549 sq. ft
 (51.00 sq. m)



First Floor
 Approximate Floor Area
 503 sq. ft
 (46.75 sq. m)

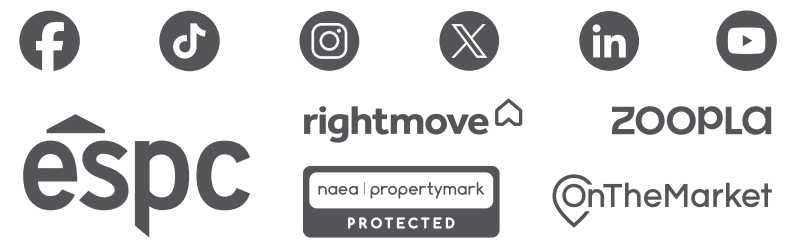


Approx. Gross Internal Floor Area 1052 sq. ft / 97.75 sq. m

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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.