



Morgans

PROPERTY

23 Calaisburn Place, Dunfermline, KY11 4RD

Offers Over £185,000



3



1



1





Spacious semi-detached home with New Roof



Three double bedrooms



Impressive 21ft lounge/dining room



Family bathroom



Generous kitchen & ground-floor store



Landscaped Gardens



EPC Rating -



Council Tax Band -



## Welcome

A beautifully presented and generously proportioned three-bedroom semi-detached home offering over 1,000 square feet of comfortable accommodation across two floors in a popular residential area of Dunfermline within quiet cul-de-sac. It also benefits from a detached lock-up with private residents parking. With impressive room sizes and a practical layout throughout, this property is an excellent choice for families, first-time buyers, or those looking for a quality home with plenty of space to grow into. The ground floor is dominated by an impressive open-plan lounge and dining room extending to over 21 feet — a wonderfully spacious and versatile everyday living area flooded with light. The stylish fitted kitchen provides ample worktop and storage space for family use, whilst a large ground-floor store room adds excellent additional practical storage. Front and rear external access further enhances the everyday appeal of the ground-floor layout which leads to fully enclosed landscaped gardens providing an idyllic private haven. Upstairs, three well-proportioned double bedrooms are served by a family bathroom. All three bedrooms are generously sized and offer comfortable, well-lit accommodation, with a landing cupboard providing further useful storage on the upper floor and access to attic.





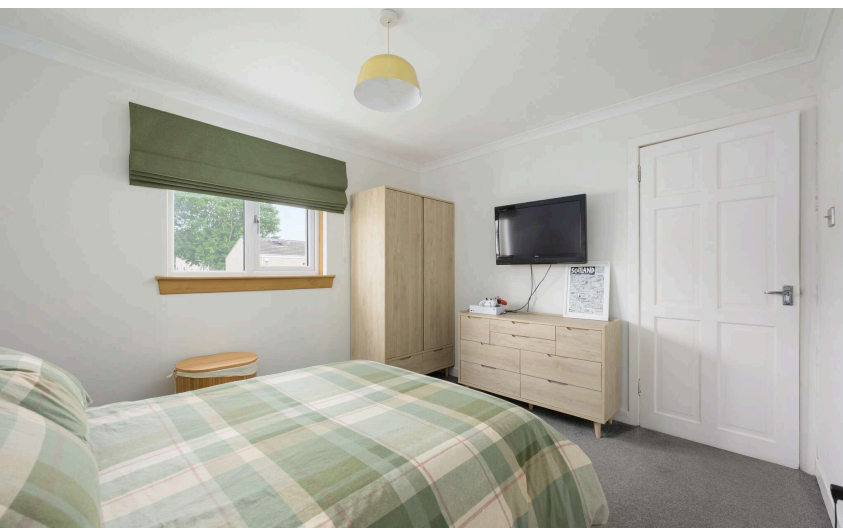
### **EXTRAS INC. IN SALE/AGENTS NOTE**

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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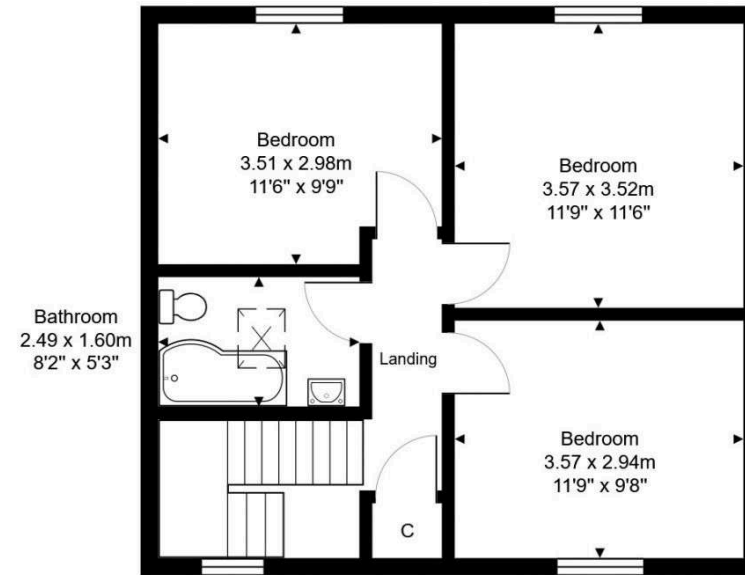
Total Area: 95.7 m<sup>2</sup> ... 1030 ft<sup>2</sup>



All measurements are approximate and for display purposes only



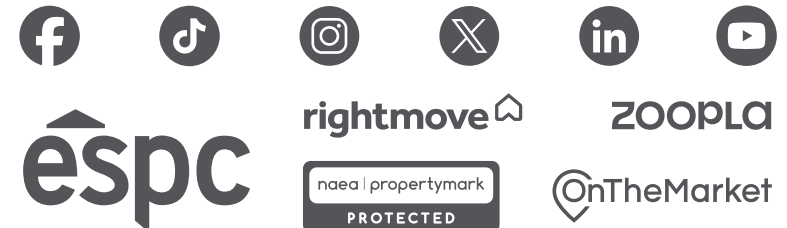
Ground Floor



1st Floor



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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.