



Morgans

PROPERTY

4 Pleasance Court, Dunfermline, KY12 0TD

Offers Over £230,000



3



2



1



C



Impressive semi-detached family home



Kitchen & separate utility room



Spectacular 25ft living/dining room



Master bedroom with en suite



Feature fireplace



18ft garage and driveway



EPC Rating - C



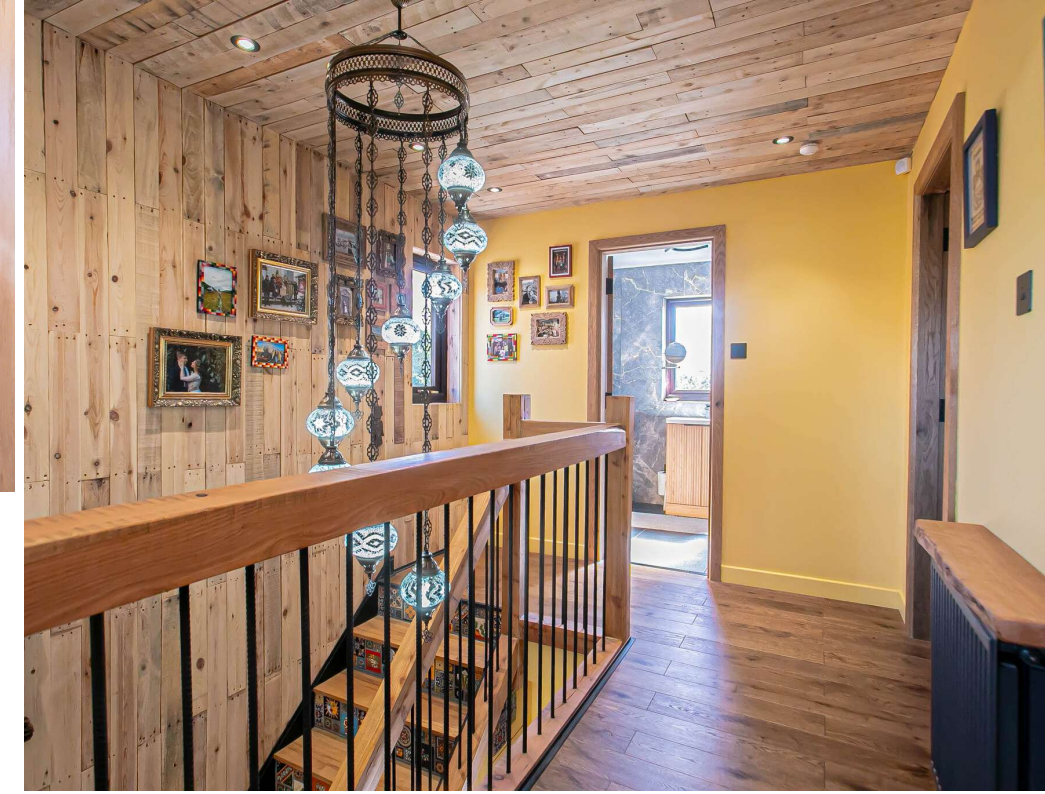
Council Tax Band - E



Welcome

A truly impressive three-bedroom semi-detached family home offering over 1,300 square feet of superb and well-appointed accommodation across two floors, set within a quiet cul-de-sac in Halbeath on the northern edge of Dunfermline, a real country setting with open outlooks. With exceptional living spaces, a master en suite, and garage with driveway, this is a home that will delight families looking for quality and space in equal measure. The ground floor is centred around a spectacular 25-foot open-plan living and dining room - a breathtaking everyday space enhanced by a characterful feature fireplace, making it an outstanding room for both relaxed family living and entertaining. The well-appointed kitchen is complemented by a separate utility room, adding excellent practicality to the day-to-day running of the home. A store cupboard and garage - extending to almost 18 feet - complete the ground-floor layout. Upstairs, three well-proportioned bedrooms are served by a family bathroom. The generous principal bedroom extends to over 13 feet and benefits from its own private en suite - a luxurious finishing touch. Two further bedrooms provide excellent and flexible accommodation for children or guests. There are easy to maintain gardens to front and rear providing a child and pet safe environment. With retail parks, 9 Yards & Fife Leisure Park, within walking distance. The location is ideal for direct access onto the M90 motorway with direct links to Edinburgh and the central belt having the Halbeath Park & Ride nearby. A train station is within walking distance, with bus stops also just around the corner.



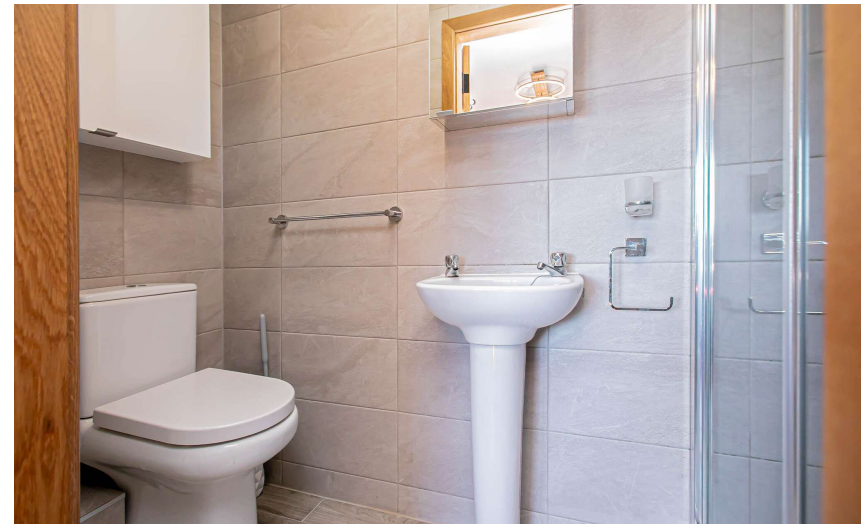


EXTRAS INC. IN SALE/AGENTS NOTE

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

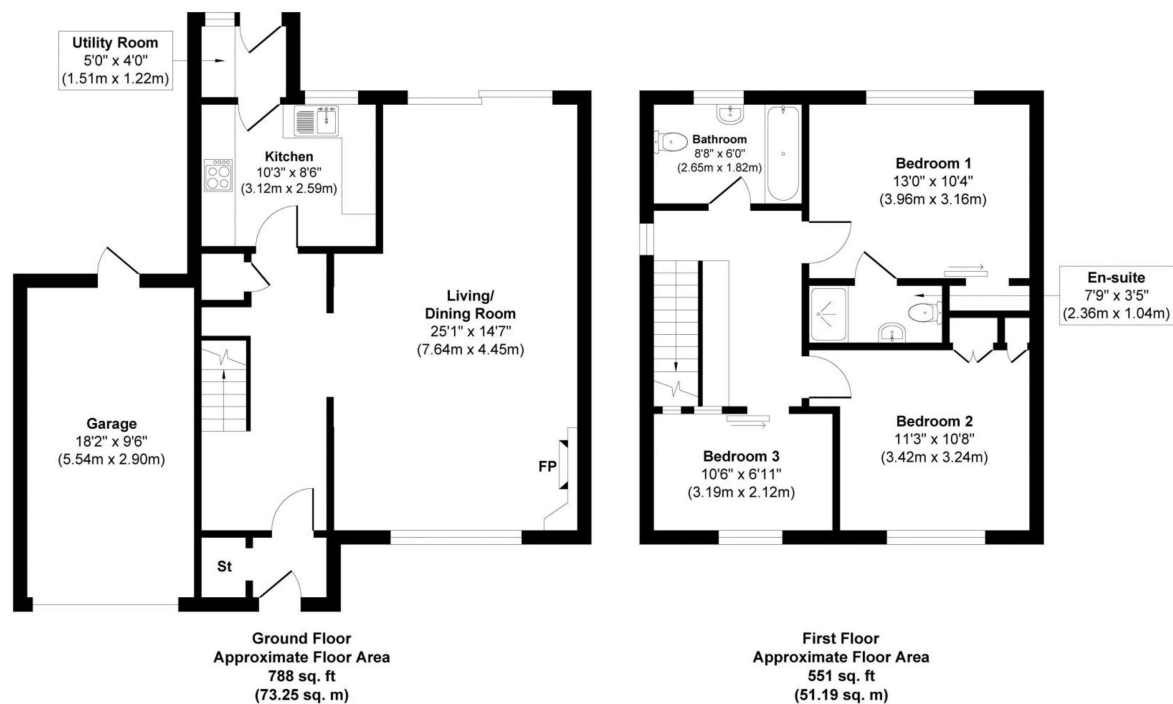
Once the ancient capital of Scotland and now a proudly crowned city - earning its official status in May 2022 during the Queen's Platinum Jubilee celebrations - Dunfermline is a place where history runs deep and ambition runs deeper. This is the city that gave the world Andrew Carnegie, where King Robert the Bruce rests beneath the arches of its magnificent Abbey, and where medieval streets now hum with modern energy. Steeped in heritage yet firmly forward-looking, Dunfermline blends the grandeur of Carnegie's Birthplace Museum, the Abbey and Abbot House with the contemporary vision of the Carnegie Museum and Library - a city that wears its past proudly while embracing its future. Dunfermline is ideally placed. Just five miles from the iconic Forth Bridges, it offers effortless access to Edinburgh via the M90, with swift onward links to Perth, Dundee, Stirling, Glasgow and beyond. Two railway stations deliver regular services into the capital and intercity connections across the UK, while comprehensive bus routes and the Halbeath Park & Ride keep the wider region within easy reach. Day-to-day living is equally well served, with an excellent range of shops, leisure facilities, restaurants and highly regarded schools - everything you'd expect from a city that has been at the heart of Scottish life for over a thousand years.

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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Approx. Gross Internal Floor Area 1339 sq. ft / 124.44 sq. m

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