



Morgans

PROPERTY

74 Pitcorthie Drive, Dunfermline, KY11 8AJ

Offers Over £270,000



3



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1





Entrance Hallway



Three Bedrooms



Lounge Dining Room



Shower Room



Kitchen Study



Driveway Garden



EPC Rating -



Council Tax Band -



## Welcome

A spacious three-bedroom detached home offering over 1,130 square feet of well-laid-out accommodation across two floors in the very popular Pitcorthie estate of Dunfermline. With separate living and dining rooms, a handy ground-floor office, and generous bedroom proportions, this property provides an unusual degree of flexibility and is an excellent choice for families or those working from home. The ground floor offers distinct living spaces, including a living room and a separate dining room - providing real flexibility for everyday life and entertaining. A fitted kitchen sits alongside a useful office or pantry room, ideal as a home working space or additional storage. A built-in hallway cupboard adds further practical appeal. Upstairs, three bedrooms are served by a modern shower room. The principal bedroom is a particularly notable room at over 15 feet by 12 feet, with twin built-in wardrobes providing outstanding storage. The second bedroom also benefits from a built-in wardrobe, and a landing cupboard ensures the upper floor stays well-organised throughout. The property further benefits from a fantastic plot overlooking Pitreavie golf course. There is a driveway to the front for several vehicles and beautifully landscaped gardens to the rear providing excellent outdoor space, and has an EV charger and solar panels.



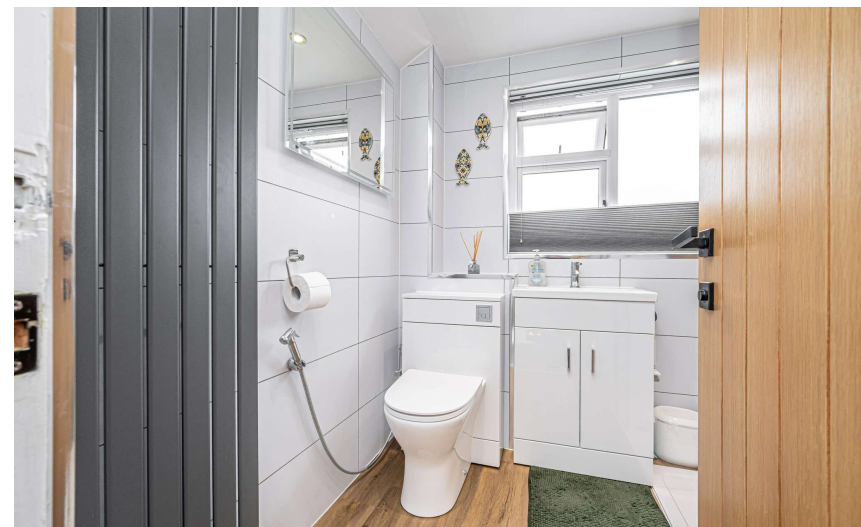


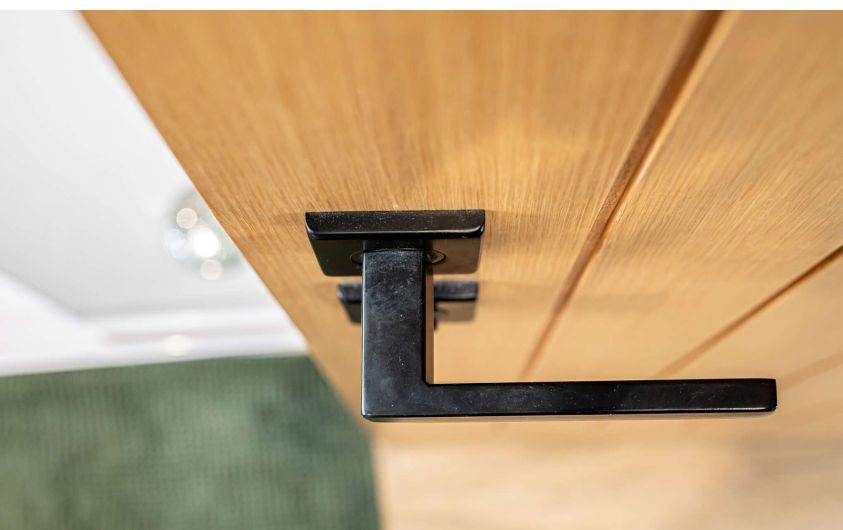
### EXTRAS INC. IN SALE/AGENTS NOTE

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.







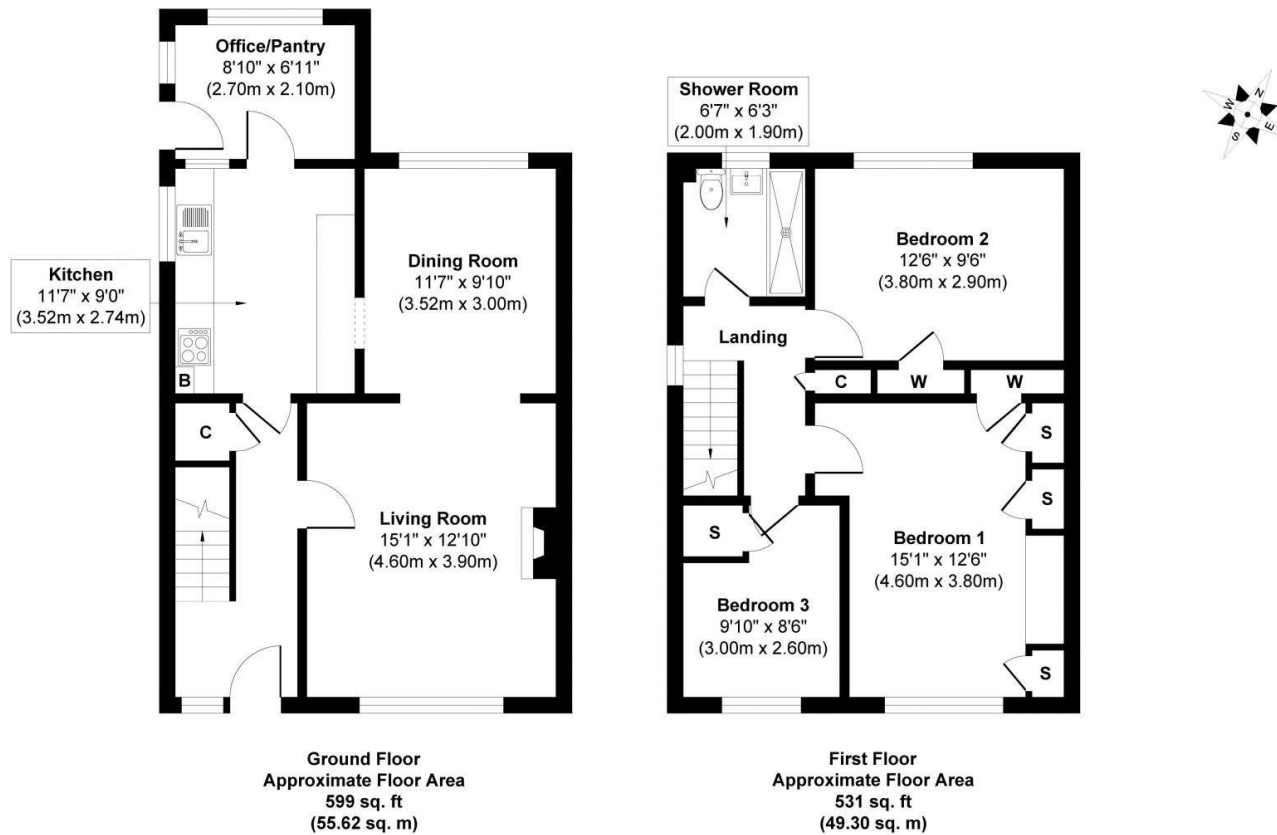


## Dunfermline

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.



#### Approx. Gross Internal Floor Area 1130 sq. ft / 104.92 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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