



Morgans

PROPERTY

138 Wedderburn Street, , Dunfermline, KY11 4SB

Offers Over £139,950



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Generous two bed semi detached villa



Two bedrooms with wardrobes



Impressive 21ft lounge/dining room



Modern shower room



Separate kitchen



Generous storage throughout



EPC Rating - Unknown



Council Tax Band - B



Welcome

A generous two-bedroom semi detached home offering comfortable and spacious accommodation across two floors in a popular residential area of Dunfermline. This house has had a new roof and new bathroom in recent years. With a surprisingly generous footprint for a property of this type, this is an excellent choice for first-time buyers, young families, or investors. The ground floor is dominated by an impressive open-plan lounge and dining room — a standout 21-foot space that runs the full width of the property, offering a wonderfully flexible and light-filled everyday living area. The separate kitchen is neatly fitted with ample units and worktop space, with front and rear external access adding further practicality to the ground-floor layout. Upstairs, two well-proportioned bedrooms are served by a modern shower room. The generous principal bedroom extends to over 15 feet and benefits from twin built-in wardrobes, whilst the second bedroom also has its own built-in wardrobe. A landing cupboard provides excellent additional storage. There are well stocked and mature gardens to front and rear with large patio area. The gardens are enclosed providing a child and pet safe environment.





EXTRAS INC. IN SALE/AGENTS NOTE

All floorcoverings, blinds, bathroom and light fittings together with oven, hob and washing machine.

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.

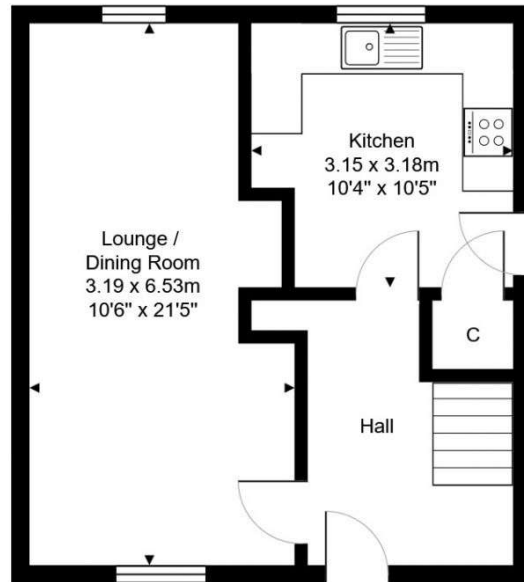


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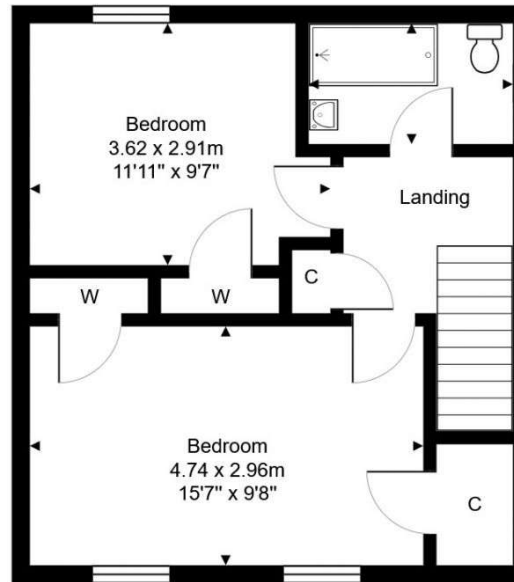


Total Area: 76.1 m² ... 819 ft²

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.