



Morgans

PROPERTY

85B Drum Road, Dunfermline, KY11 4NW

Offers Over £199,950



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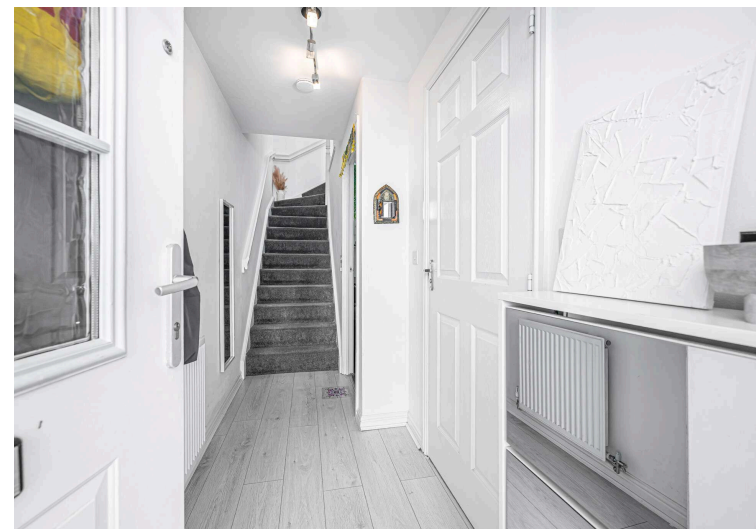
2



1



B



Well-presented three-bedroom home



Handy downstairs WC



Bright 15ft living room



Master bedroom with en suite



Open-plan kitchen/dining room



Family bathroom upstairs



EPC Rating - B



Council Tax Band - D





Welcome

A well-presented three-bedroom terraced home offering comfortable and practical family accommodation across two floors in a popular area of Dunfermline. With an en suite to the principal bedroom, a downstairs WC, and a well-balanced layout throughout, this property provides an impressive specification for a home of this size - making it an ideal choice for first-time buyers, young families, or investors. The ground floor features a bright and comfortable 15-foot living room alongside an open-plan kitchen and dining room - a sociable and practical everyday space for family meals. A convenient downstairs WC and ground-floor store cupboard add further practical appeal to the layout. Upstairs, three bedrooms are served by a family bathroom. The principal bedroom benefits from its own private en suite and a built-in wardrobe - a welcome touch that elevates this home above many properties of its type. Two further bedrooms provide comfortable and flexible accommodation for children or guests. There are well maintained gardens to the front and enclosed to the rear providing a child and pet safe environment. There is 2 residents private parking spaces to the rear is allocated with 2 visitors parking also.





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.





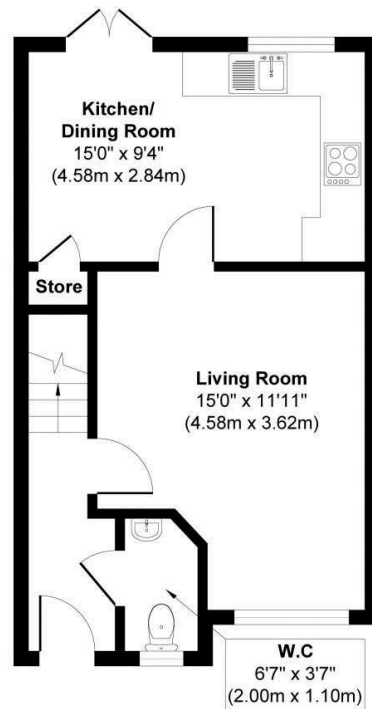
Dunfermline

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 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.

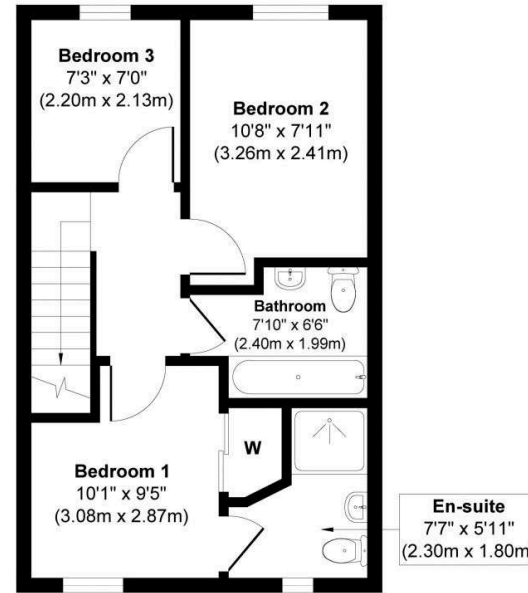
Morgans Property Package

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.





Ground Floor
Approximate Floor Area
383 sq. ft
(35.63 sq. m)



First Floor
Approximate Floor Area
370 sq. ft
(34.35 sq. m)

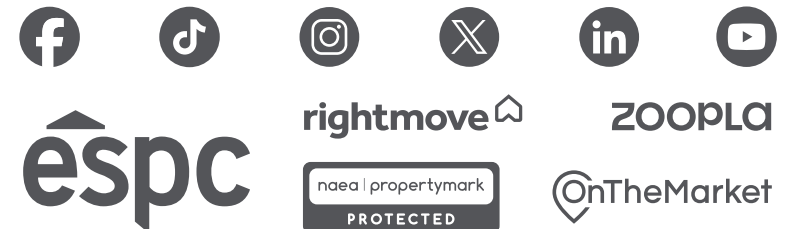


Approx. Gross Internal Floor Area 753 sq. ft / 69.98 sq. m

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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