



Morgans

PROPERTY

16 McBaith Way, Dunfermline, KY11 8YY

Offers Over £385,000





Entrance Hallway Wc



Master with en suite & walk-in wardrobes



Lounge & Dining Room



Family bathroom & extra shower room



Kitchen Utility



Three Further Bedrooms



EPC Rating -



Council Tax Band -





Welcome

Beautifully presented and substantial four-bedroomed detached family home offering an impressive 1,730 square feet of well-appointed accommodation across two floors in a popular area of Dunfermline. With a superb range of living spaces with feature log burner, three bathrooms, and a wealth of practical features, this property is an outstanding choice for larger families seeking a quality home with room to grow. The ground floor offers excellent versatility, comprising a generous living room, a separate dining room, and a well-appointed kitchen, complemented by a separate utility room and a downstairs WC. A large integral garage - extending to over 18 feet - completes a highly practical ground-floor layout. Upstairs, four well-proportioned bedrooms are served by a family bathroom and an additional shower room. The principal bedroom is a particularly impressive room, benefiting from a private en suite and two dedicated walk-in wardrobes - a wonderfully luxurious touch. Three further bedrooms, all of which feature built-in wardrobes, provide excellent and flexible accommodation for the rest of the family. There is a driveway to the front leading to the integrated garage, solar panels, well maintained gardens to the front and rear and ample visitors parking.





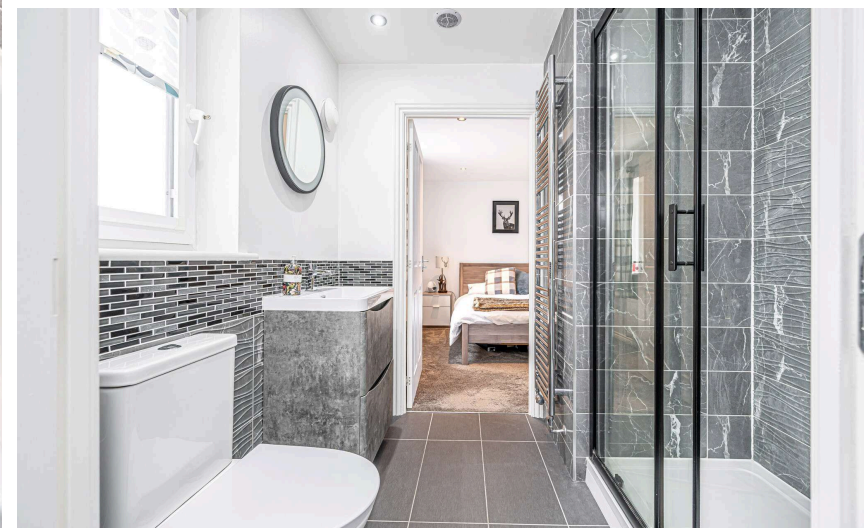
EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances. The following items are available by separate negotiation:

Sofa, coffee table, lounge rug, tv and sound bar, hall table, bar stools, washing machine, fridge/freezer, vanity table with mirror, headboard, furniture in bedrooms 2 & 3 (apart from bed in bedroom).

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.









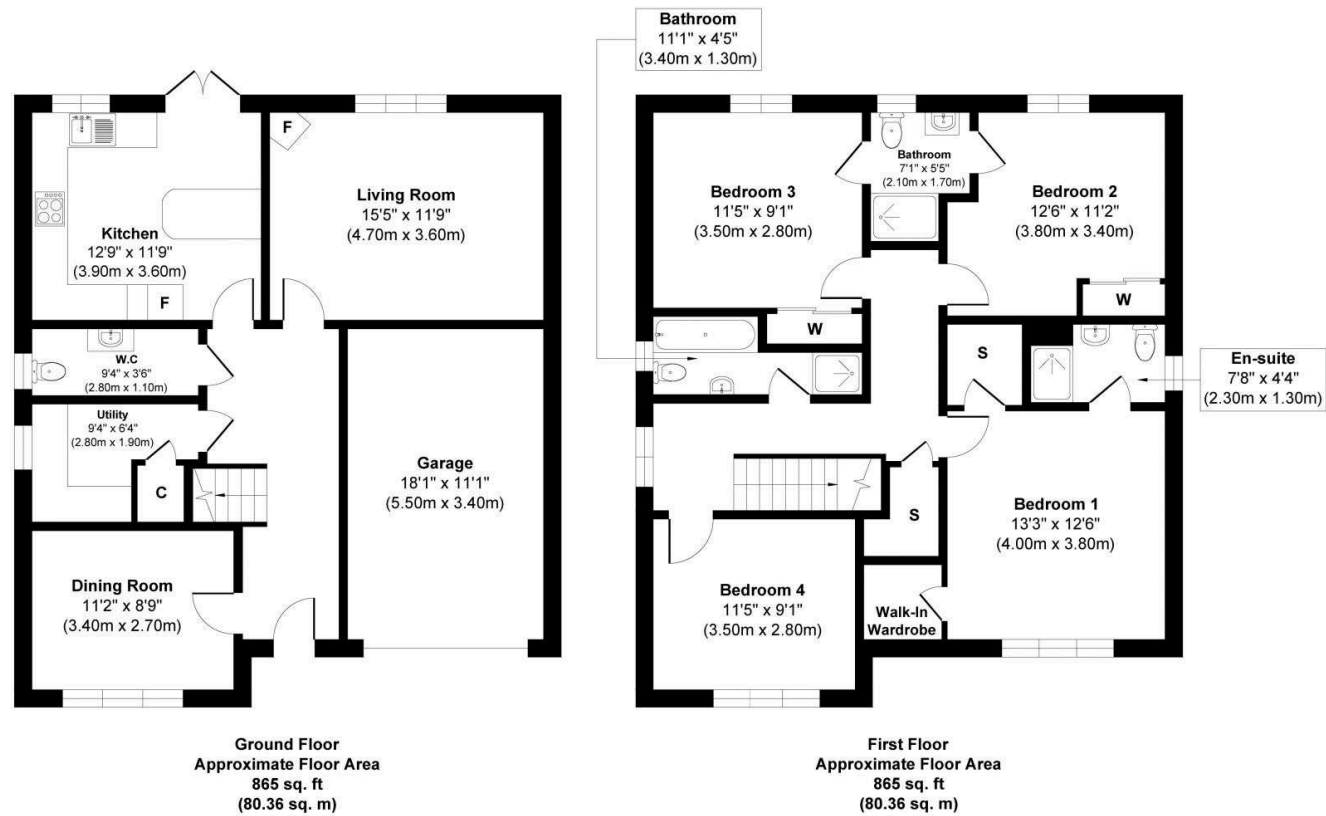
Dunfermline

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.





Approx. Gross Internal Floor Area 1730 sq. ft / 160.72 sq. m (Including Garage)

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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