



Morgans

PROPERTY

38 Ronaldson Grove, Dunfermline, KY12 7RU

Offers Over £175,000



3



1



2





Semi detached home in quiet cul-de-sac



Entrance Porch and W.C



Lounge & separate dining room



Three bedrooms with wardrobes



Fitted kitchen



Modern shower room



EPC Rating -



Council Tax Band -





Welcome

Quietly located within small cul-de-sac of similar homes is this three-bedroom semi detached home offering over 1,100 square feet of comfortable and versatile accommodation across two floors in a popular area of Dunfermline. With separate living and dining spaces, a downstairs WC, garage and driveway, and three well-sized bedrooms, this property ticks all the boxes for families seeking a practical and welcoming home which they can put their own stamp on. It should be noted there is a new roof on this property under 2 years old. The ground floor provides a well-balanced layout, comprising a comfortable 13-foot lounge, a separate dining room, and a fitted kitchen with ample storage. An entrance porch and a downstairs WC. There is a 19-foot garage complete a highly functional ground-floor arrangement, with built-in cupboards throughout the hallway ensuring the home stays well-organised. Upstairs, three bedrooms are served by a modern shower room. The principal bedroom is a good-sized double with twin built-in wardrobes, whilst the second bedroom also features a built-in wardrobe. A landing cupboard provides further practical storage on the upper floor. There are mature gardens to the front and private gardens to the rear providing an idyllic haven.





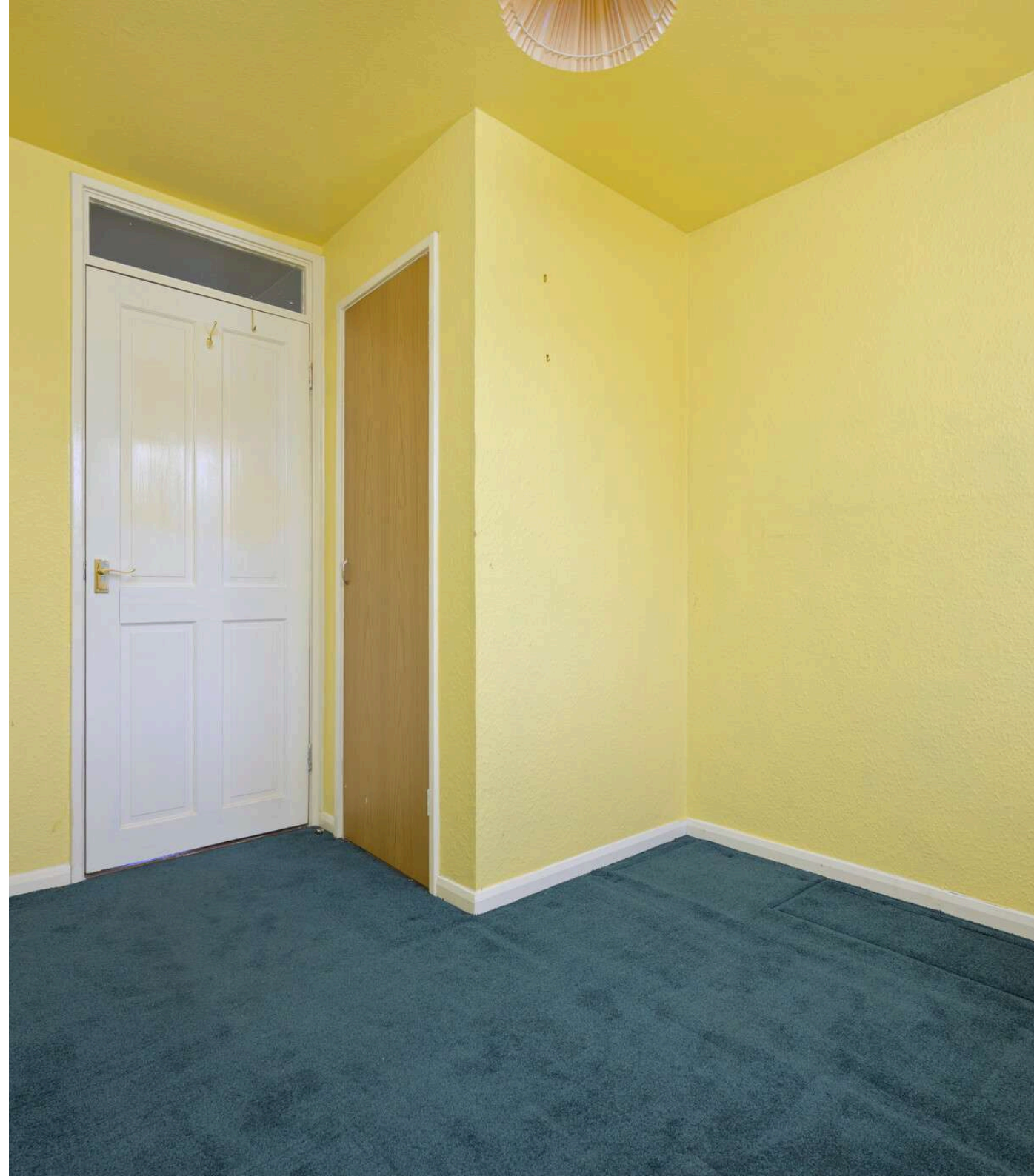
EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, 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.

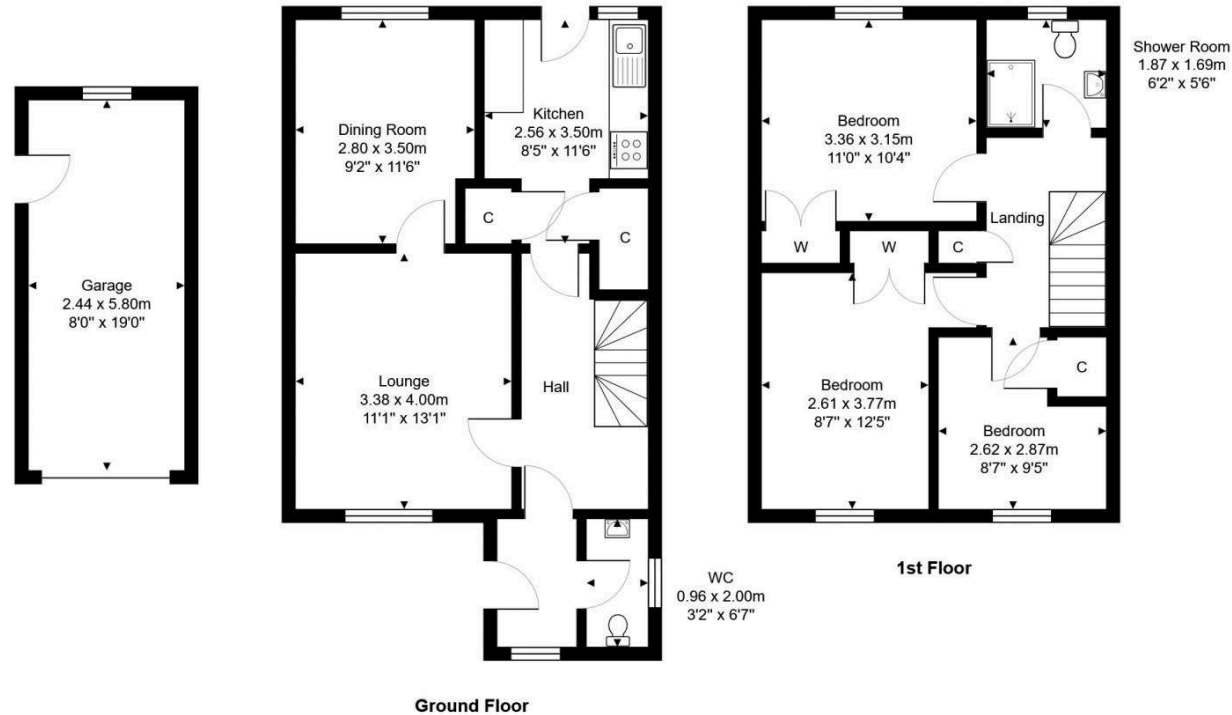


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Total Area: 102.9 m² ... 1107 ft²

All measurements are approximate and for display purposes only



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SOLICITORS | PROPERTY

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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.