



Morgans

PROPERTY

79A Drum Road, Dunfermline, KY11 4NW

Offers Over £215,000



3



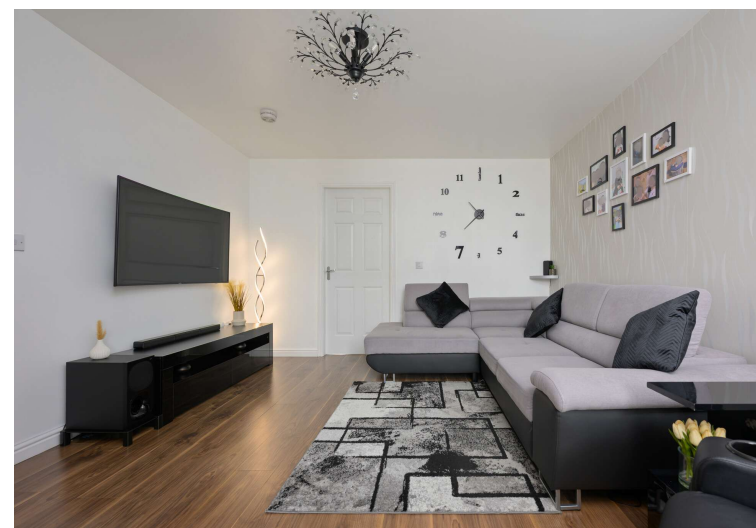
2



1



C



Modern Semi detached villa



Handy downstairs WC



Generous 15ft lounge



Master bedroom with en suite



15ft kitchen/dining room



Family bathroom upstairs



EPC Rating - C



Council Tax Band - D





Welcome

A well appointed and modern three-bedroom semi detached villa offering comfortable accommodation across two floors with an impressive feature list that includes an en suite, a downstairs WC, and a family bathroom — a premium specification rarely found in a property of this type. Situated in a popular area of Dunfermline, this is an excellent choice for first-time buyers, young families, or investors. The ground floor features a generous 15-foot lounge — a bright and welcoming everyday space — alongside an open-plan kitchen and dining room also extending to nearly 16 feet, creating a sociable cooking and family dining area. A downstairs WC and a built-in hallway cupboard add further practical appeal. Upstairs, three bedrooms are served by a family bathroom. The principal bedroom benefits from its own private en suite and a built-in wardrobe. Two further bedrooms provide comfortable and flexible accommodation for children or guests. There are lovely landscaped gardens which are fully enclosed providing a child and pet safe environment with double chipped driveway and ample visitors parking.





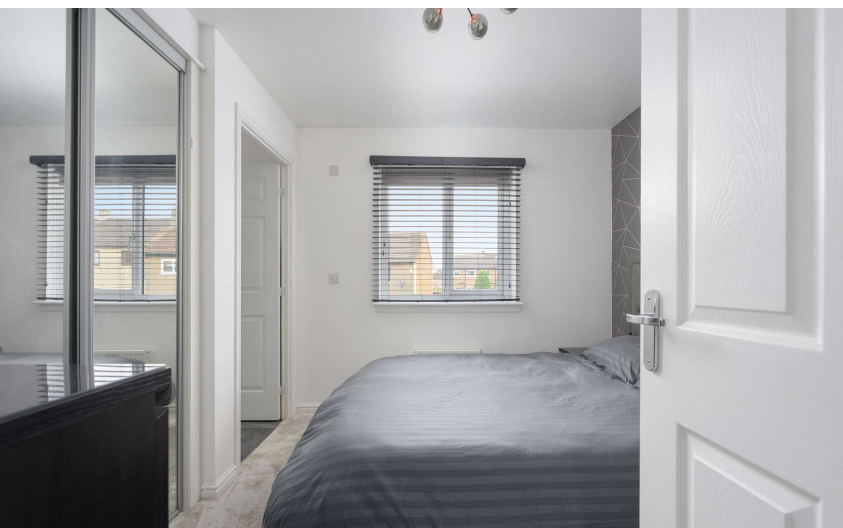
EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings (some will be replaced) 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.









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.



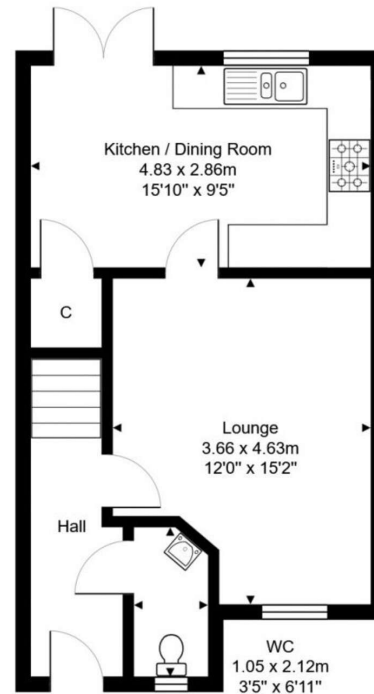
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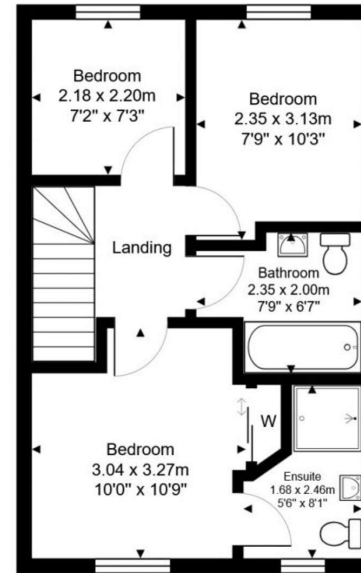
Total Area: 75.4 m² ... 812 ft²

All measurements are approximate and for display purposes only

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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.