



Morgans

PROPERTY

14 Bracken Road, Dunfermline, KY11 8PS

Offers Over £480,000



5



3



2





Magnificent detached family home



17ft master with en suite



Stunning 29ft kitchen/dining/family area



18ft bedroom 2 with en suite



Generous 19ft living room



19ft double garage and driveway



EPC Rating -



Council Tax Band -



Welcome

A stunning five-bedroom detached family home offering over 2,000 square feet of superbly proportioned accommodation across two floors in one of Dunfermline's sought after locations with easy access to the new Carnegie Campus and Retail Park. This particular property has a most enviable and the largest plot within this Bellway site of similar executive homes. With an extraordinary open-plan kitchen and family space, two en suite bedrooms, and a host of premium features, 14 Bracken Road is a home that delivers on every level. The ground floor is anchored by a show-stopping 29-foot open-plan kitchen, dining, and family area — the undisputed heart of this home, providing a vast and sociable space for cooking, dining, and everyday family life. A separate 19-foot living room offers a more relaxed and private reception space, ideal for quieter evenings and entertaining. A utility room, downstairs WC, and a substantial 19-foot double garage complete an outstanding ground-floor layout. Upstairs, five bedrooms are served by a family bathroom. The principal bedroom extends to over 17 feet by 15 feet — with its own private en suite and built-in wardrobe, creating a luxurious private retreat. Bedroom two is over 18 feet and also benefits from an en suite. Three further bedrooms, a store cupboard, and the family bathroom complete the upper floor. The gardens and grounds are private and secure offering a child and pet safe environment and are not overlooked from any angle.





EXTRAS INC. IN SALE/AGENTS NOTE

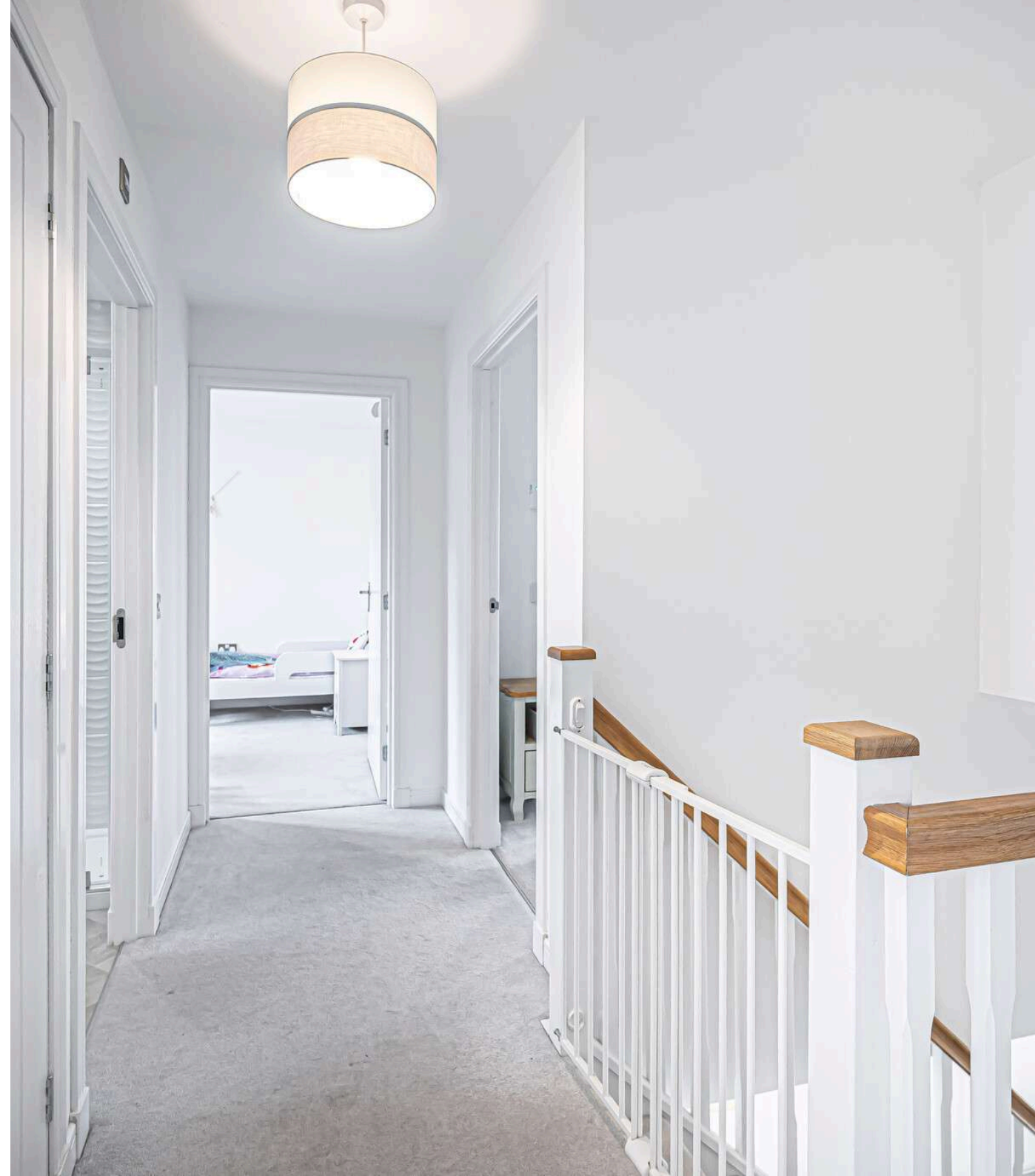
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

The tumble dryer and the washing machine are not included in the sale as well as the two bathroom mirrors (The one in the ensuite and the one in the downstairs toilet). The dining room table and accompanying sofa and bench are negotiable.

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.









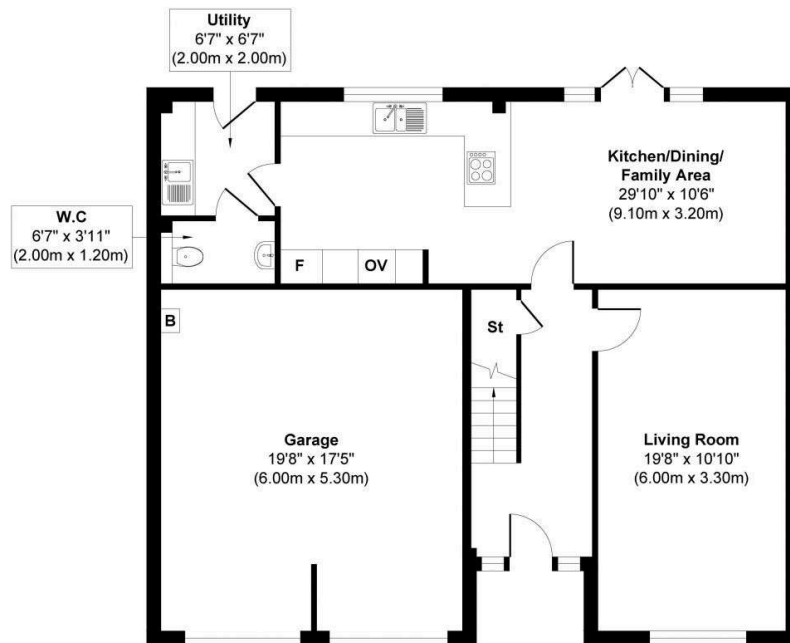
Dunfermline

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.

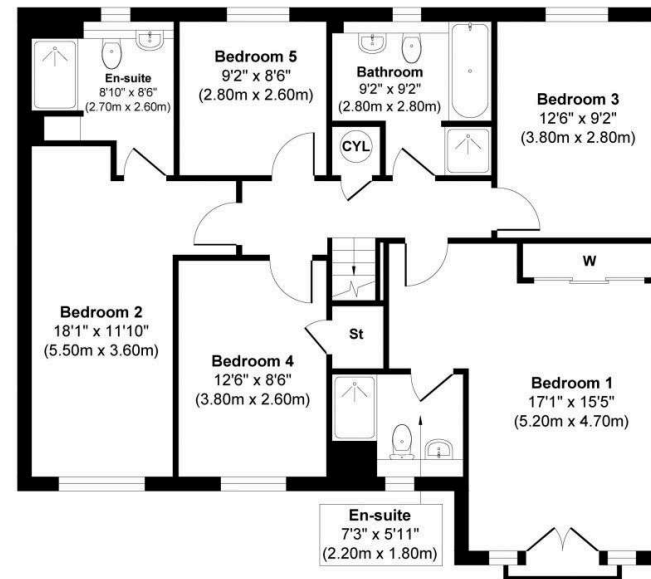
Morgans Property Package

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
1066 sq. ft
(99.03 sq. m)



First Floor
Approximate Floor Area
991 sq. ft
(92.13 sq. m)

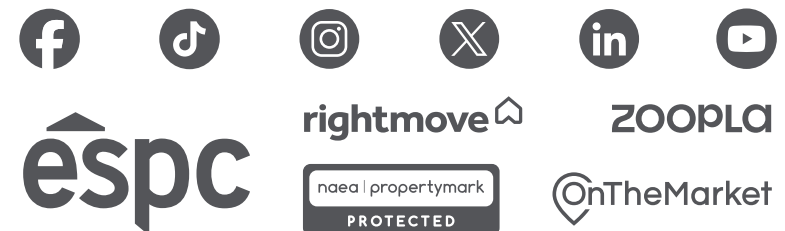


Approx. Gross Internal Floor Area 2057 sq. ft / 191.16 sq. m (Including Garage)

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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