



Morgans

PROPERTY

68 Menteith Drive, Dunfermline, KY11 8RS

Offers Over £160,000



2



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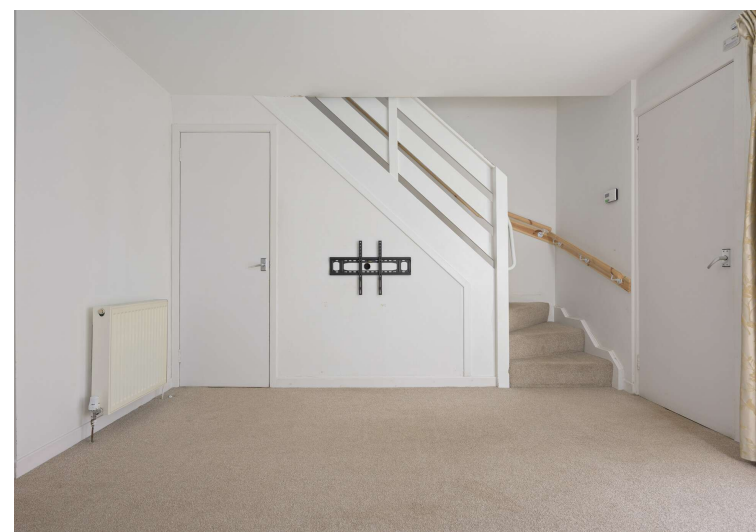


1





Virtually Staged image



Semi detached home



Two upstairs bedrooms



Impressive 20ft lounge/dining room



Modern shower room



Separate kitchen



Built-in cupboards & landing store



EPC Rating -



Council Tax Band -



Welcome

A well appointed semi detached two-bedroom home with a standout 20-foot open-plan living space, situated in a popular Pitcorthie estate within Dunfermline. Offering a practical layout and good room proportions throughout, this is an appealing option for first-time buyers, young couples, or investors seeking great value. The ground floor is dominated by a bright and versatile open-plan lounge and dining room extending to over 20 feet — a generous everyday space that runs the full depth of the property and offers real flexibility. A separate kitchen and built-in hallway cupboards complete the ground-floor accommodation, with front and rear external access adding everyday convenience. Upstairs, two bedrooms are served by a modern shower room. The principal bedroom is a comfortable double at over 10 feet, with a second bedroom and a landing cupboard completing the upper floor. There are well maintained private gardens to the front and rear which are enclosed providing a child and pet safe environment. A driveway and ample visitors parking completes this home.





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

The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

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.

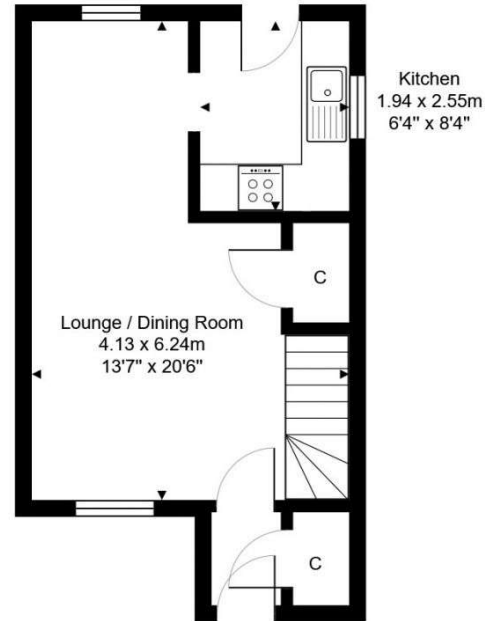


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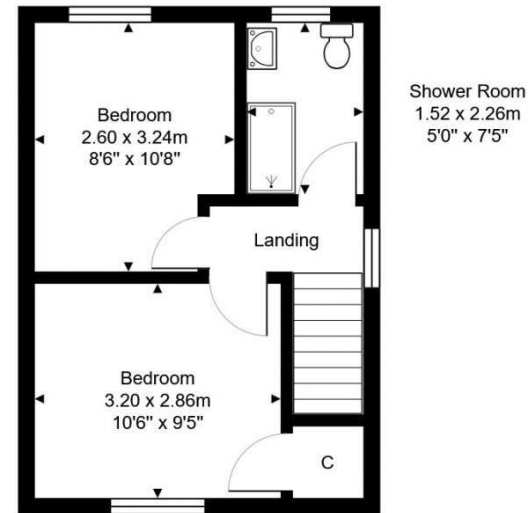


Total Area: 54.8 m² ... 589 ft²

All measurements are approximate and for display purposes only



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.