



Morgans

PROPERTY

5 Daviot Road, Dunfermline, KY12 7LY

Offers Over £215,000



3



1



1





Ent Vestibule



Three bedrooms



Lounge



Bathroom



Dining Kitchen



Driveway Garden



EPC Rating -



Council Tax Band -





Welcome

This three-bedroom family home offers 821 square feet of well-planned accommodation across two floors in a popular part of Dunfermline. The ground floor opens into a bright living room which is a generous size at over 15 feet in length, offering flexible space for both relaxing and entertaining. This leads to the kitchen/dining area, fitted with a good range of units and space for dining, with a useful cupboard just off the entrance. There is a further storage cupboard under the stairs. Upstairs, three bedrooms are served by a family bathroom fitted with a bath. The principal bedroom and second bedroom both benefit from built-in wardrobes, while the third bedroom offers a versatile space ideal for a child's room, home office, or nursery. A further wardrobe and airing cupboard on the landing add valuable storage throughout. The property benefits from a generous plot with well maintained gardens to the front and rear and driveway providing off street parking.



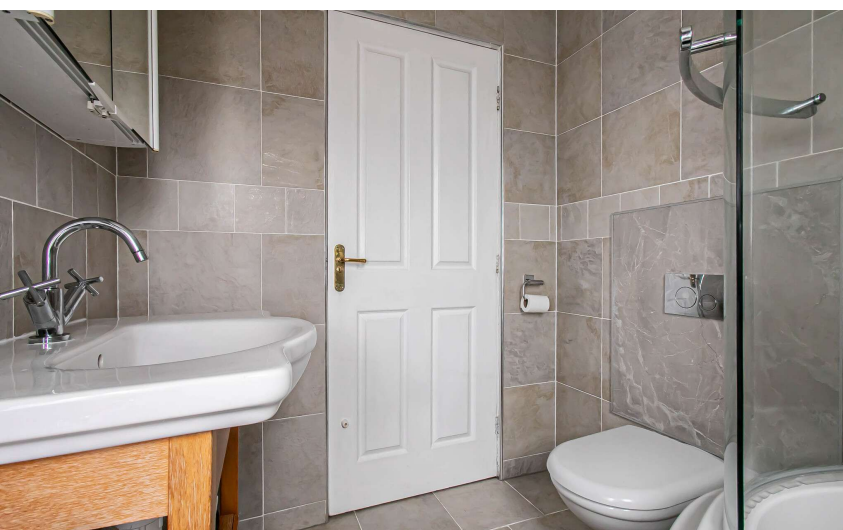
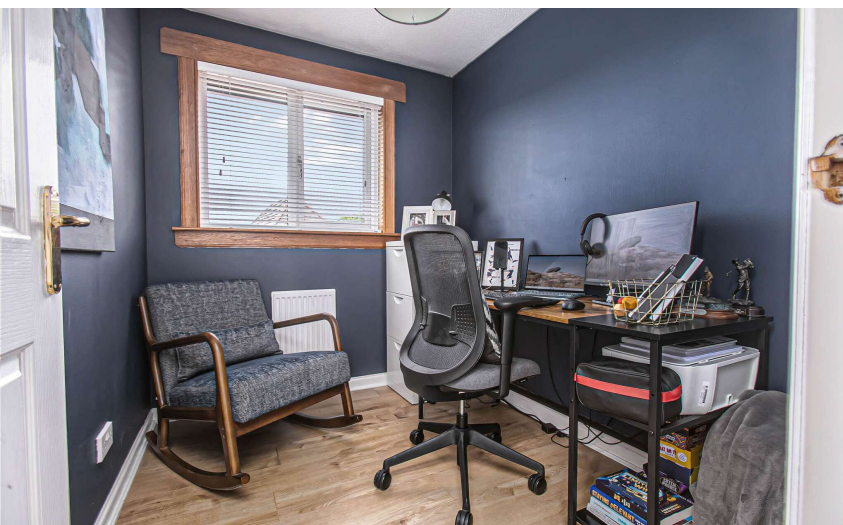
EXTRAS INC. IN SALE/AGENTS NOTE

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.









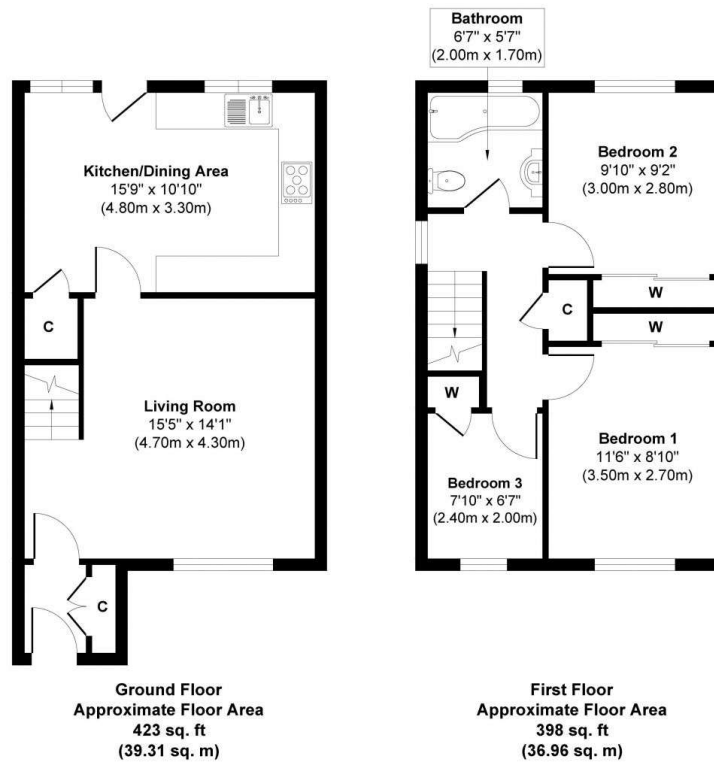
Dunfermline

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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Approx. Gross Internal Floor Area 821 sq. ft / 76.27 sq. m

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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.