



Morgans

PROPERTY

47 Fieldfare View, Dunfermline, KY11 8FY

Offers Over £300,000





Four-bedroom detached villa



Garage converted to home office and utility room



Spacious living room and separate dining room



Downstairs W.C



Well-proportioned kitchen



Principal bedroom with en suite



EPC Rating -



Council Tax Band -





Welcome

This property is SOLD AS SEEN. This impressive four-bedroom detached villa offers spacious and well-balanced accommodation over two levels, ideal for modern family living. The ground floor features a bright and welcoming living room, while a separate dining room provides an excellent space for entertaining. The well-proportioned kitchen offers ample storage and workspace. The garage has been converted to a home office and further utility room. A convenient W.C. and additional storage completes the ground floor. On the upper level, the property comprises four generous bedrooms, including a spacious principal bedroom benefiting from built-in storage and en suite facilities. Three further bedrooms offer excellent flexibility for family living, guests or home working, and are served by a modern family bathroom. Access to attic. Externally, the property benefits from private garden grounds providing a child and pet safe environment. Double driveway and ample visitors parking.





EXTRAS INC. IN SALE/AGENTS NOTE

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

This property is being sold as seen in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property or white goods. Any intending purchaser will require to accept the position as it exists.

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

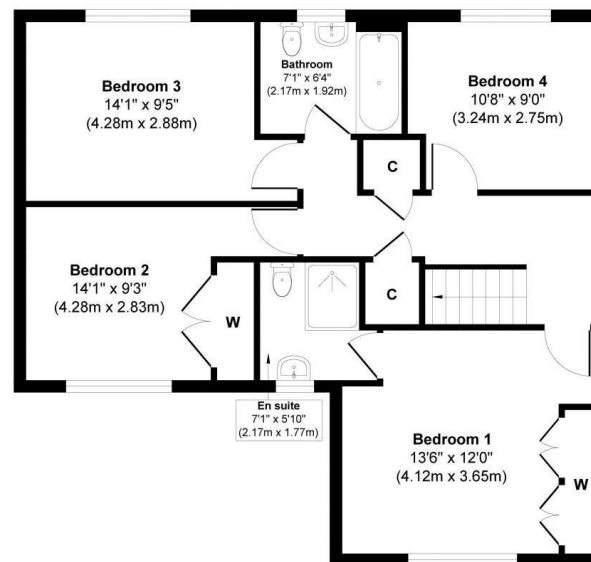
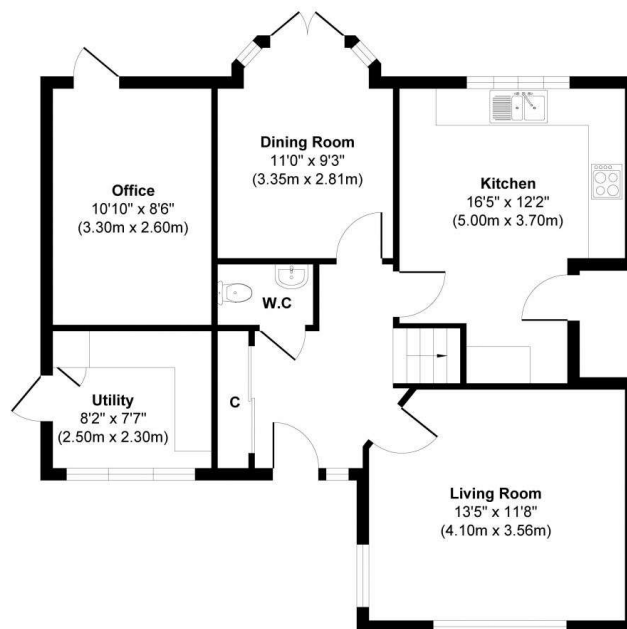
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace 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 1453 sq. ft / 134.99 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.