



Morgans

PROPERTY

49 Vorlich Way, , Dunfermline, KY118JB

Offers Over £339,950



4



3



2



C



Impressive detached family home



Separate dining room



Expansive 17ft kitchen/breakfast area



Four bedrooms, two with en suite



Superb 18ft bay-window lounge



Family bathroom plus downstairs WC



EPC Rating - C



Council Tax Band - F



## Welcome

This impressive four-bedroom detached family home built by Bellway offers nearly 1,600 square feet of well-appointed accommodation across two floors, together with an integral garage, in a sought after area of Dunfermline. With direct access to schooling.

The ground floor provides an excellent range of living spaces, comprising a superb 18-foot lounge with a striking bay window, a separate dining room, and an expansive 17-foot kitchen/breakfast area. A utility area and downstairs WC complete a highly functional ground-floor layout.

Upstairs, four well-proportioned bedrooms are served by a family bathroom, with two of the bedrooms further benefiting from their own private en suites. Fitted wardrobes and a water tank cupboard provide storage throughout the upper floor.

Occupying an end plot, the property benefits from an extended garden and is not overlooked. Located in Dunfermline, the property enjoys excellent access to a wide range of amenities, schools, and transport links, making it a superb family base with strong local connections.





### 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

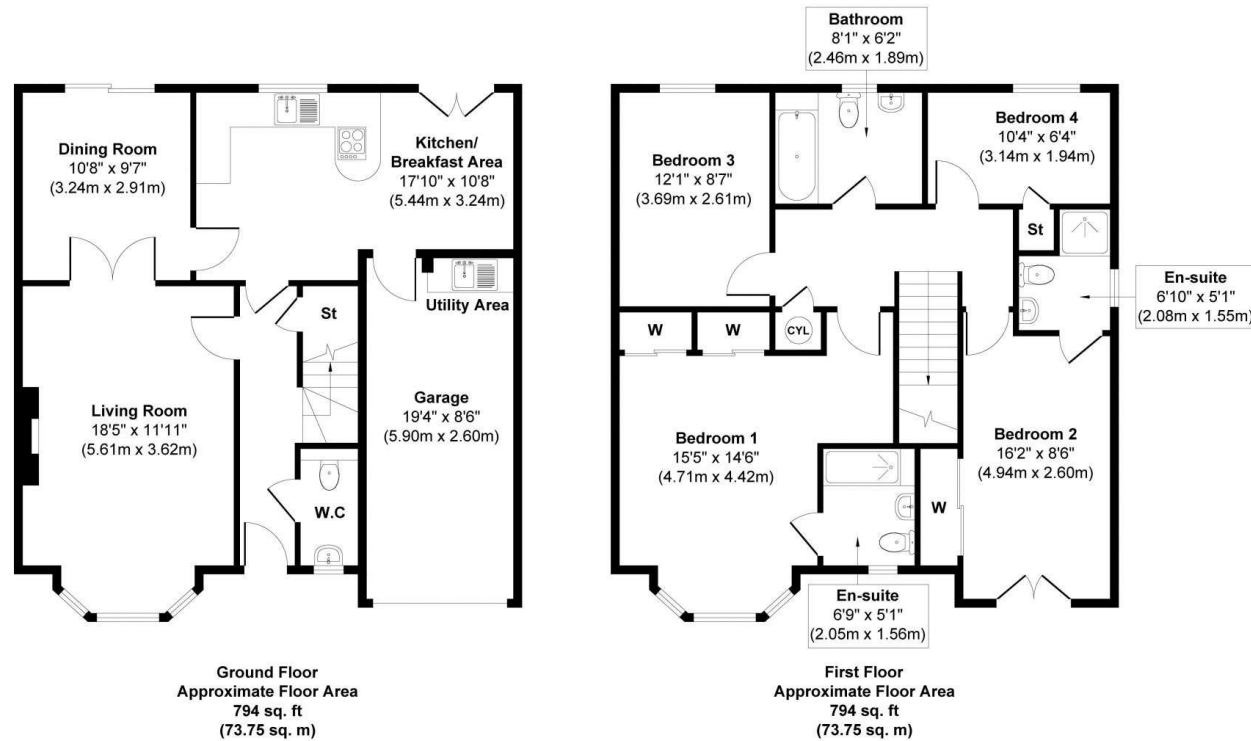
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace 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 1588 sq. ft / 147.50 sq. m

Illustration for identification purposes only. measurements approximate, not to scale. Copyright

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