Morgans
PROPERTY

22 Mallard Grove, Dunfermline, KY11 8GJ

Fixed Price £325,000

4 3 4 C

- Impressive detached family home
- Bright conservatory addition
- Spacious 15ft living room
- Four bedrooms, principal en suite
- Kitchen, utility and dining room
- Family bathroom plus downstairs WC
- EPC Rating - C
- Council Tax Band - F

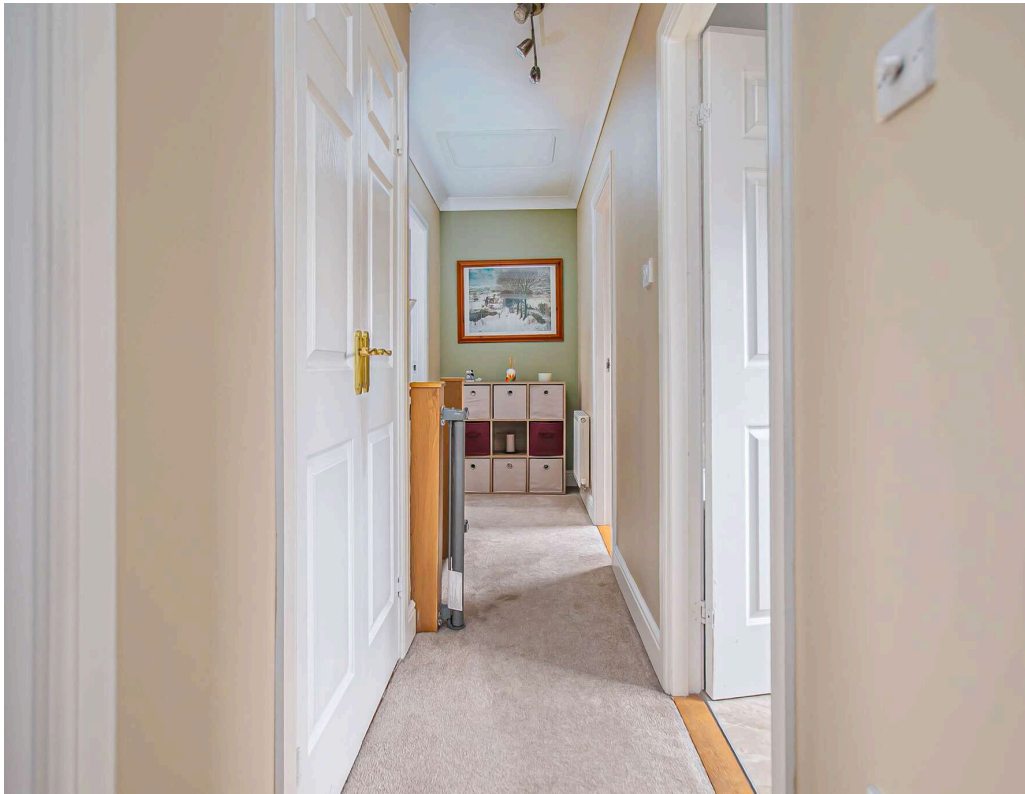
Welcome

This impressive four-bedroom detached family home offers over 1,360 square feet of well-appointed accommodation across two floors, together with a substantial garage, in a popular area of Dunfermline.

The ground floor provides an excellent range of living spaces, comprising a generous 15-foot living room, a separate dining room, and a bright conservatory that adds valuable additional space for relaxing or entertaining. The kitchen is well-fitted and flows through to a separate utility room, while a downstairs WC completes a highly functional ground-floor layout.

Upstairs, four well-proportioned bedrooms are served by a family bathroom, with the principal bedroom further benefiting from its own private en suite. Built-in wardrobes and multiple storage cupboards provide excellent practicality throughout the upper floor.

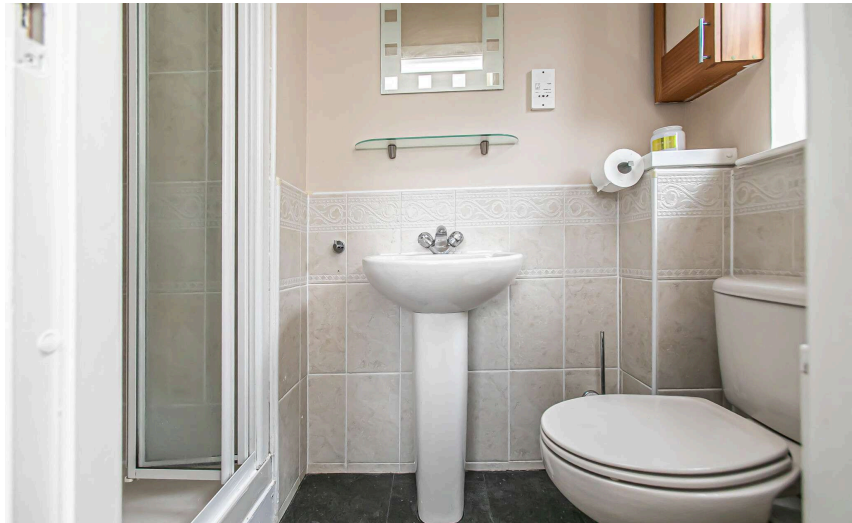
Located in Dunfermline, the property enjoys excellent access to a wide range of amenities, schools, and transport links, making it a superb family base with strong local connections.



EXTRAS INC. IN SALE/AGENTS NOTE

Fitted floorcoverings, blinds, bathroom and light fittings, lounge fixtures and 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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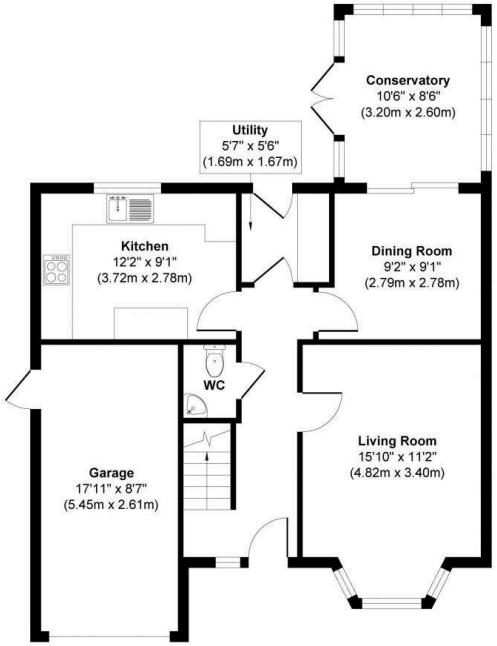
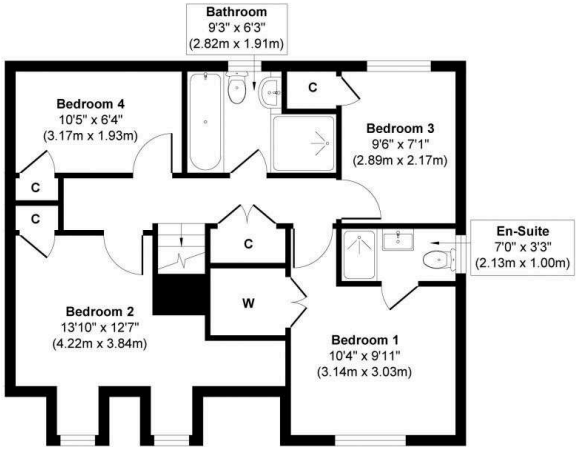


Ground Floor
Approximate Floor Area
773 sq. ft
(71.81 sq. m)



First Floor
Approximate Floor Area
588 sq. ft
(54.61 sq. m)

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Approx. Gross Internal Floor Area 1361 sq. ft / 126.42 sq. m
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