



Morgans

PROPERTY

43 Aberdour Road, Dunfermline, KY11 4PB

Offers Over £395,000





Substantial detached family home



4 bedrooms across two upper floors



Lounge & 17ft dining room



Family Bathroom



Breakfasting Kitchen, utility and w.c



Detached garage & driveway



EPC Rating - D



Council Tax Band - F





## Welcome

A substantial four-bedroom detached family home offering over 2,170 square feet of versatile accommodation across three floors in one of Dunfermline's most sought after thoroughfares. With an impressive range of living spaces, four double bedrooms, and a self-contained second-floor suite, this is a home that provides extraordinary flexibility for larger families, multi-generational living, or those who simply need room to spread out. The gardens and grounds are mature and fully enclosed providing a child and pet safe environment. An idyllic setting mainly laid to lawn. The ground floor is thoughtfully arranged, comprising a comfortable lounge with a bay window, a generous 17-foot dining room, and a well-appointed kitchen and breakfast room with a separate utility room. A downstairs WC and a hallway cupboard complete a well-balanced and practical layout. The first floor offers three well-proportioned bedrooms - all over 13 feet - served by a family bathroom. Three of the four bedrooms benefit from built-in wardrobes. The second floor provides a truly impressive bedroom extending to nearly 15 feet, with eaves storage - a wonderfully private retreat ideal for older children, guests, or a dedicated home office. A detached garage with driveway for several vehicles completes this excellent home.





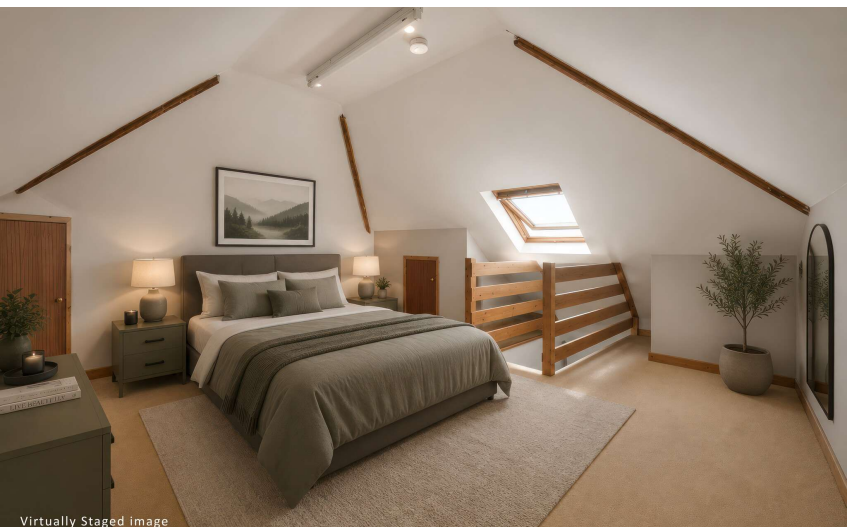
### EXTRAS INC. IN SALE/AGENTS NOTE

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.



43 Aberdour Road, Dunfermline, KY11 4PB



Total Area: 201.6 m<sup>2</sup> ... 2170 ft<sup>2</sup> (excluding garage)

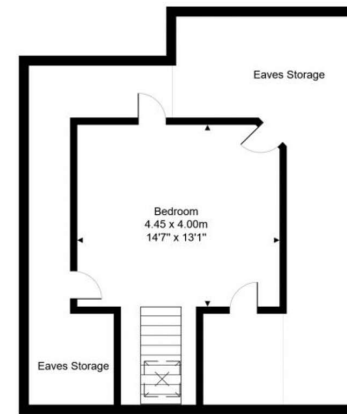
All measurements are approximate and for display purposes only



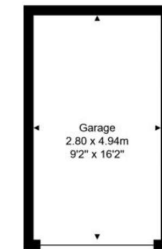
Ground Floor



1st Floor



2nd Floor



Garage  
2.80 x 4.94m  
9'2" x 16'2"

Morgans

PROPERTY

SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

[www.morganlaw.co.uk](http://www.morganlaw.co.uk)



espc

rightmove

ZOOPLA

naea | propertymark  
PROTECTED

OnTheMarket

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.