



Morgans

PROPERTY

2 Linburn Road, Dunfermline, KY11 4LH

Offers Over £379,950



4



3



2



C



Exceptional bungalow



Four bedrooms, three with en suite



Vast 18ft kitchen and dining room



Walk-in wardrobe



Superb 17ft living room



Utility room and downstairs WC



EPC Rating - C



Council Tax Band - F



Welcome

This exceptional four-bedroom bungalow offers over 2,300 square feet of outstanding single-storey living, together with a double garage, in a desirable part of Dunfermline within a small cul-de-sac of executive homes. The gardens are walled to the rear providing security and privacy.

The accommodation is superbly laid out around a substantial 17-foot living room and a separate 15-foot dining room, both flowing effortlessly into a vast 18-foot kitchen fitted with an excellent range of units. A utility room and downstairs WC add valuable everyday practicality.

Four generously proportioned bedrooms are arranged along the opposite wing, with three benefiting from their own private en suite facilities, and the principal bedroom further served by a walk-in wardrobe. A further en suite serves bedroom three, offering excellent flexibility for family living or guest accommodation.

Set in a desirable area of Dunfermline, this substantial bungalow offers rare single-level living on a grand scale, making it an ideal choice for those seeking space, comfort, and accessibility. It is well placed for commuting giving direct access to the Halbeath M90 interchange and retail park.





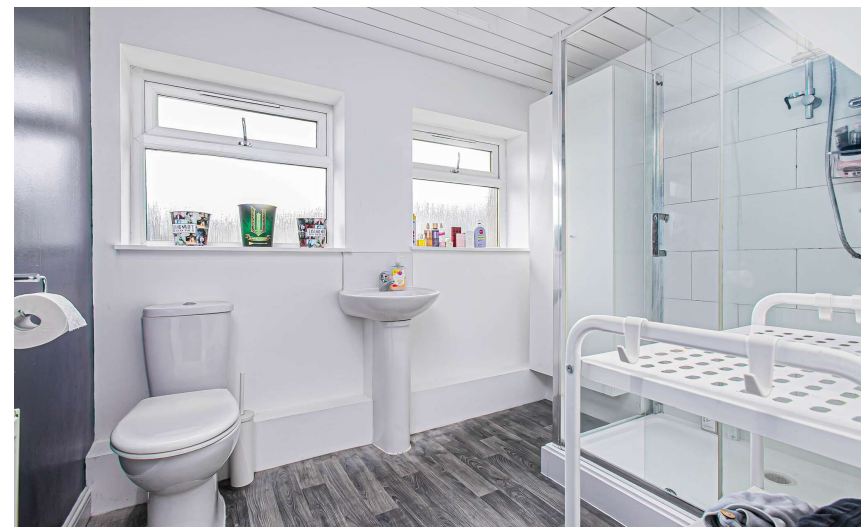
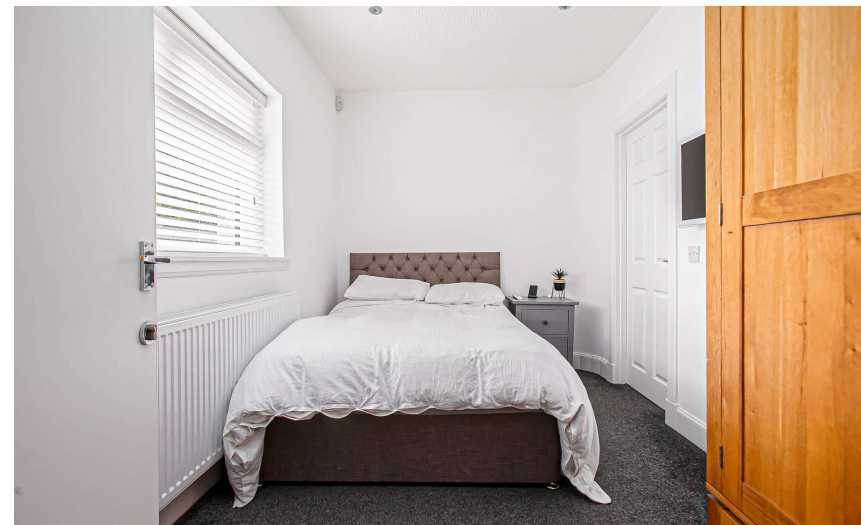
EXTRAS INC. IN SALE/AGENTS NOTE

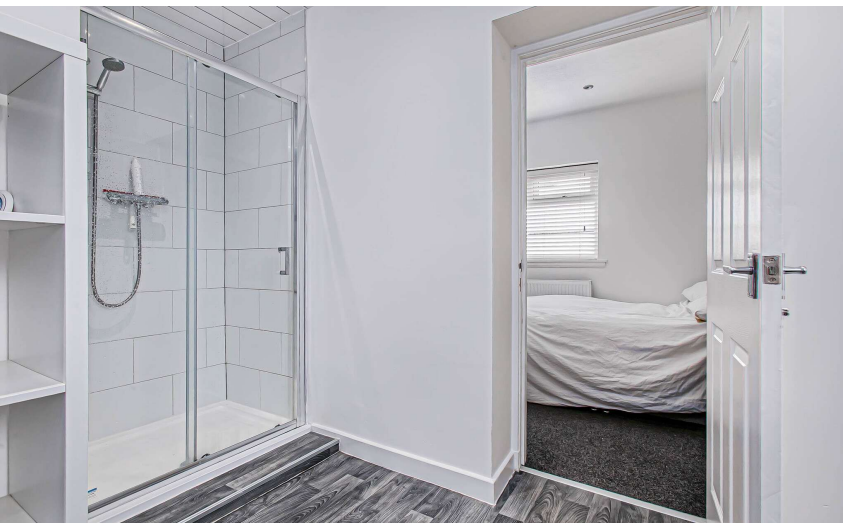
Fitted floorcoverings, blinds, bathroom and light fittings, lounge fixtures and fittings, together with integrated appliances.

There is full CCTV linked with the property, as well as network cabling throught. There is also Projector screen being left in the living room - no projector.

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.









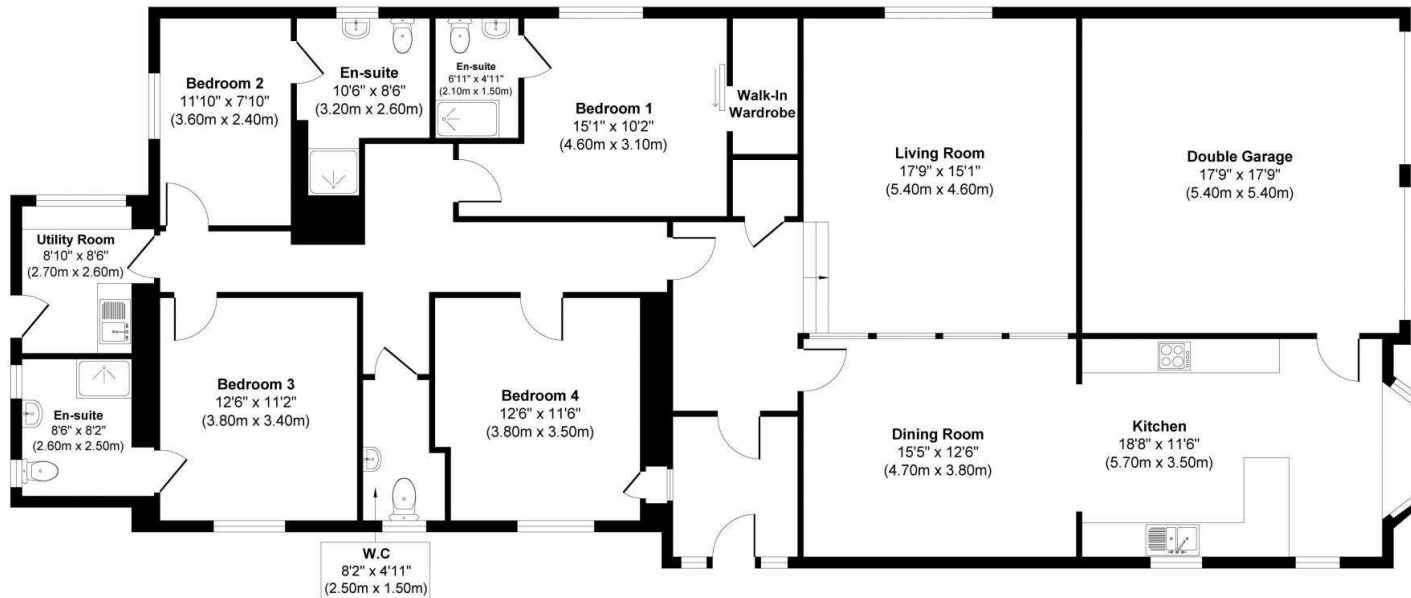
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace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



2 Linburn Road, Dunfermline, KY11 4LH



Ground Floor
Approximate Floor Area
2309 sq. ft
(214.54 sq. m)

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Approx. Gross Internal Floor Area 2309 sq. ft / 214.54 sq. m

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