



Morgans

PROPERTY

20 Brodick Gardens, Dunfermline, KY11 8ET

Offers Over £330,000



4



3



2





Impressive detached family home



Separate dining room



Superb 19ft lounge



Four bedrooms, principal en suite



Expansive 18ft kitchen/diner



Family bathroom plus downstairs WC



EPC Rating -



Council Tax Band - F



Welcome

This impressive four-bedroom detached family home offers over 1,365 square feet of well-appointed accommodation across two floors, together with a separate garage, in a popular area of Dunfermline. The ground floor provides an excellent range of living spaces, comprising a generous 19-foot lounge, a separate dining room, and a substantial 18-foot kitchen with ample room for cooking and casual dining. A downstairs WC and welcoming hallway complete 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 provide excellent storage in the largest bedrooms along with a partially floored attic. 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 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

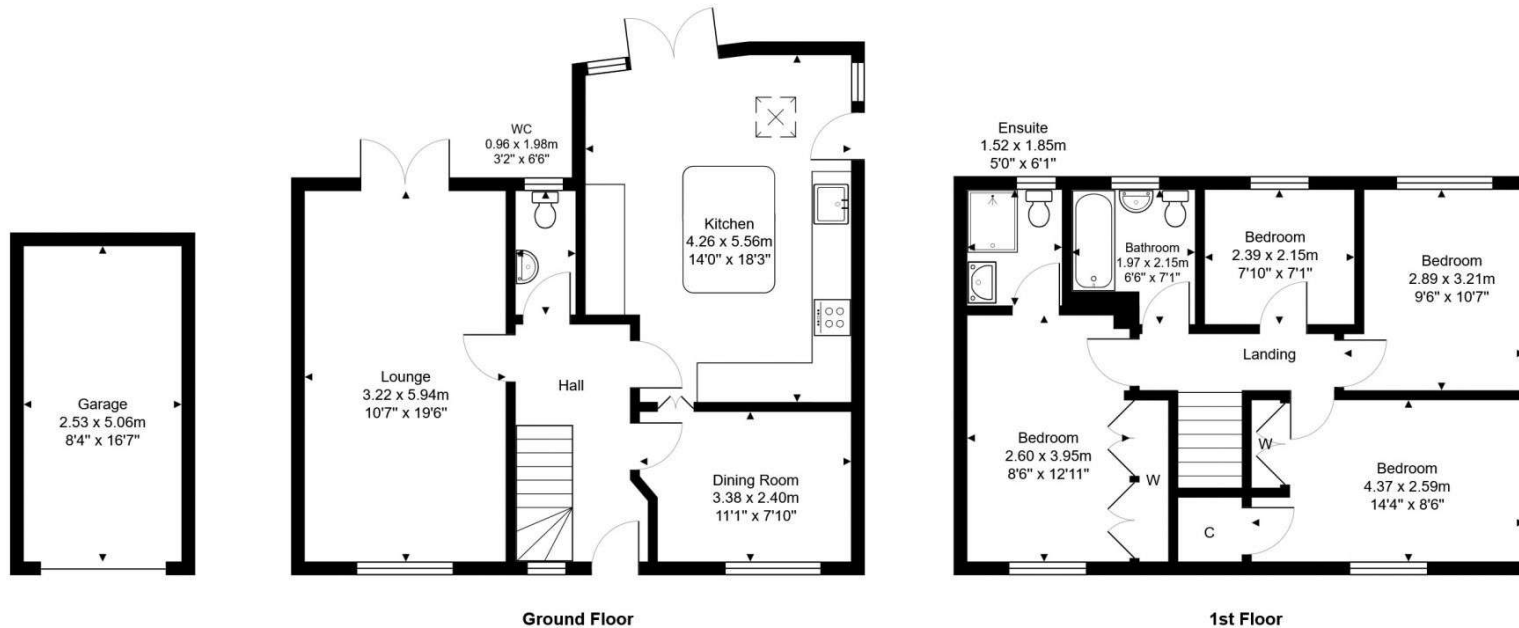
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.

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Total Area: 126.8 m² ... 1365 ft²

All measurements are approximate and for display purposes only



SOLICITORS | PROPERTY

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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.