Morgans
PROPERTY

100 Colliston Road, Dunfermline, KY12 0XW

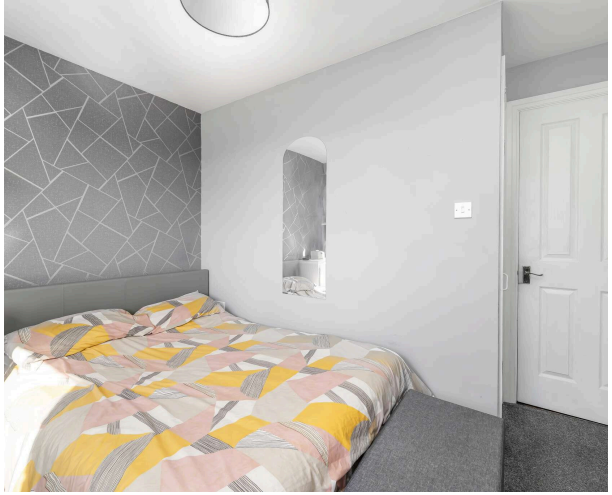
Fixed Price £215,000

3 2 1

- Well-proportioned family home
- Spacious 15ft living room
- 16ft kitchen/dining room
- EPC Rating -
- Convenient downstairs WC
- Three bedrooms, principal en suite
- Family bathroom
- Council Tax Band -

Welcome

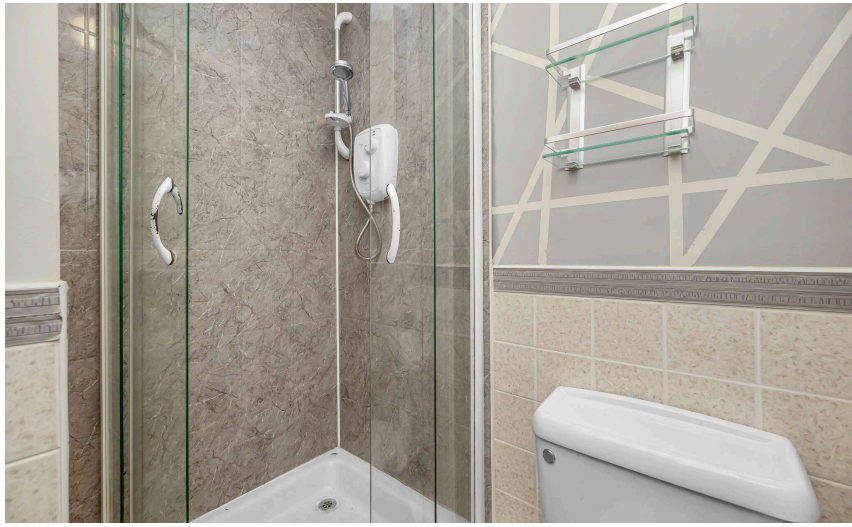
Quiet cul-de-sac with private residents and visitors parking, this well-proportioned three-bedroom semi detached home offers 832 square feet of comfortable accommodation across two floors in one of Dunfermline's sought after locations. Situated on a generous corner plot with enclosed private and mature gardens providing an idyillic setting for children and pets. The ground floor opens into a bright kitchen/dining room, stretching to over 16 feet and fitted with a good range of units, oven, and space for dining. The living room is a generous size at nearly 16 feet in length, offering plenty of flexibility for both relaxing and entertaining. A downstairs WC and understair storage add valuable everyday practicality. Upstairs, three bedrooms are arranged around a central landing. The principal bedroom benefits from its own en suite, while a well-appointed family bathroom with bath serves the remaining rooms. Built-in wardrobe and storage cupboards on the landing complete the accommodation. The property is well placed for local schools, amenities, and transport links, making it an excellent choice for growing families, couples or first-time buyers.



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.



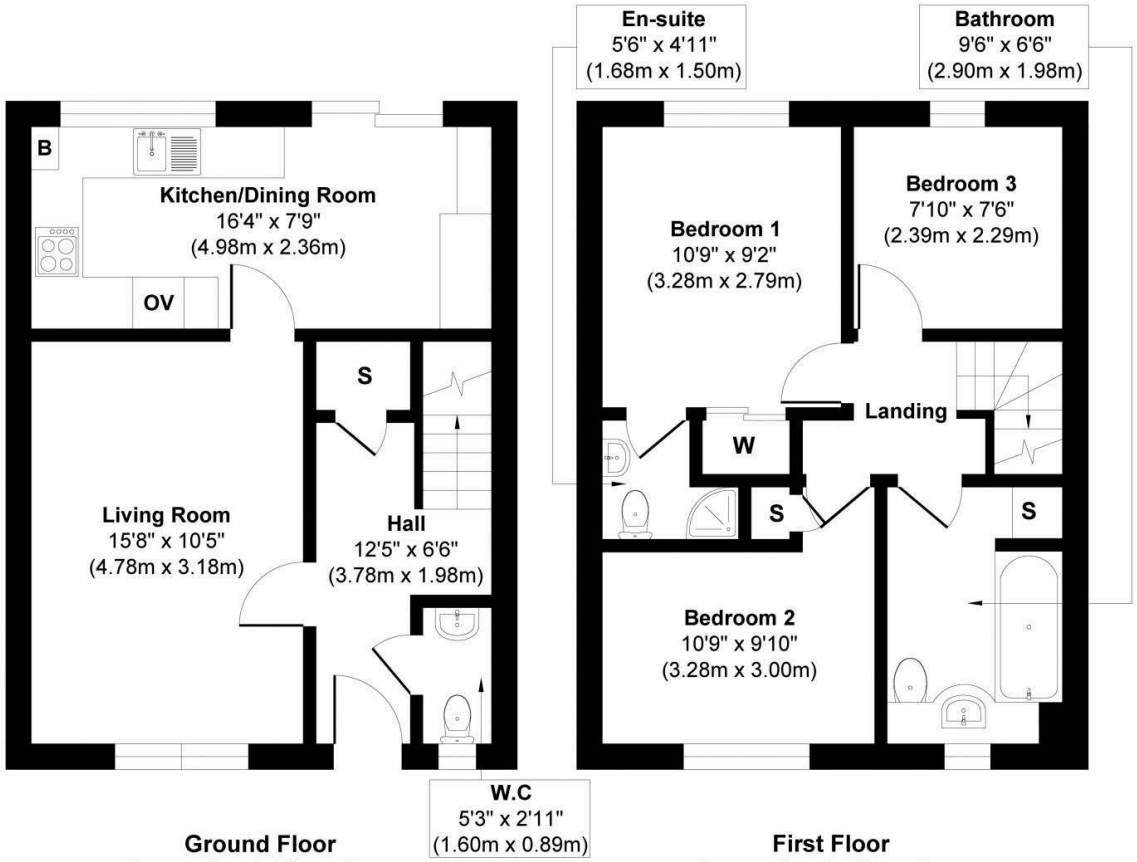
OUR HAPPY

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.



Ground Floor
Approximate Floor Area
416 sq. ft
(38.64 sq. m)

First Floor
Approximate Floor Area
416 sq. ft
(38.64 sq. m)

Approx. Gross Internal Floor Area 832 sq. ft / 77.28 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are gauranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement.A party must rely opon its own inspection(s). Created by 9AM Media

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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.