



Morgans

PROPERTY

55 Don Road, Dunfermline, KY11 4NH

Offers Over £150,000



3



1



1



D



Ent Hallway Storage



Three bedrooms



Superb 17ft lounge/dining room



Family bathroom with bath



Fitted kitchen



Driveway Garden



EPC Rating - D



Council Tax Band - B



Welcome

This well-proportioned three-bedroom home offers 838 square feet of accommodation across two floors in Dunfermline. The lounge/dining room is a real highlight, stretching to almost 18 feet in length and finished with a bay window that adds character and extra light.

The kitchen sits just off the lounge, fitted with a good range of units and space for freestanding appliances, together with a useful pantry cupboard beside the back door, and a further storage cupboard in the entrance hallway.

Upstairs, three bedrooms are arranged around a central landing, served by a family bathroom fitted with a bath and a thermostatic mixer shower over. A single storage cupboard on the landing, housing the boiler, adds valuable practicality. The property further benefits from a private driveway to the front, a recently installed electric car charging port near the driveway, and a fully enclosed, well-maintained private garden to the rear with open outlook.

Located in Dunfermline, the property is well placed for local schools, amenities, and transport links, making it an excellent choice for growing families or first-time buyers.





EXTRAS INC. IN SALE/AGENTS NOTE

All floorcoverings, blinds, bathroom and light fittings together with integrated appliances, cooker, dishwasher and fridge freezer. Some other items of furniture are available.

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.





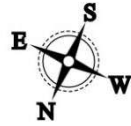
Dunfermline

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.

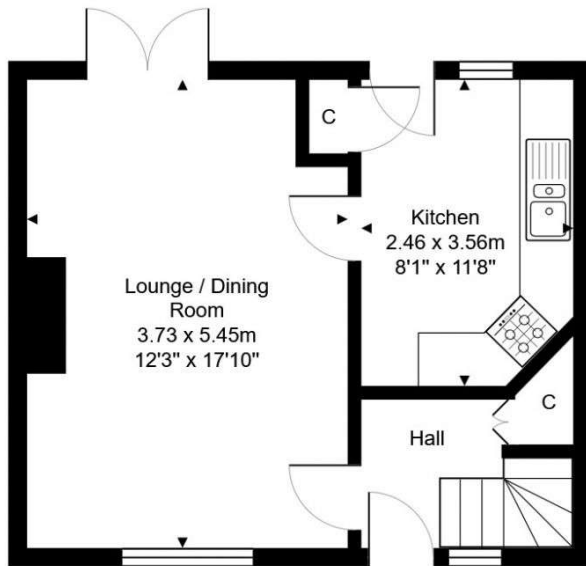
55 Don Road, Dunfermline, KY11 4NH



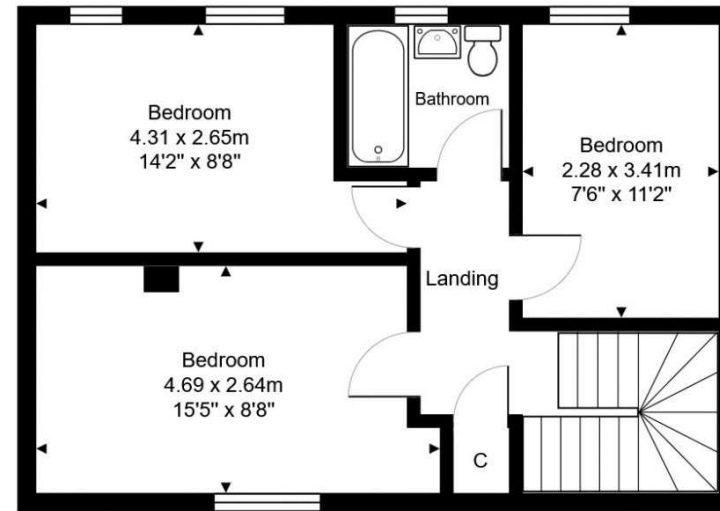
Total Area: 77.8 m² ... 838 ft²



All measurements are approximate and for display purposes only



Ground Floor



1st Floor



SOLICITORS | PROPERTY

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www.morganlaw.co.uk



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.