



Morgans

PROPERTY

55 Serf Avenue, Dunfermline, KY11 8YZ

Offers Over £250,000



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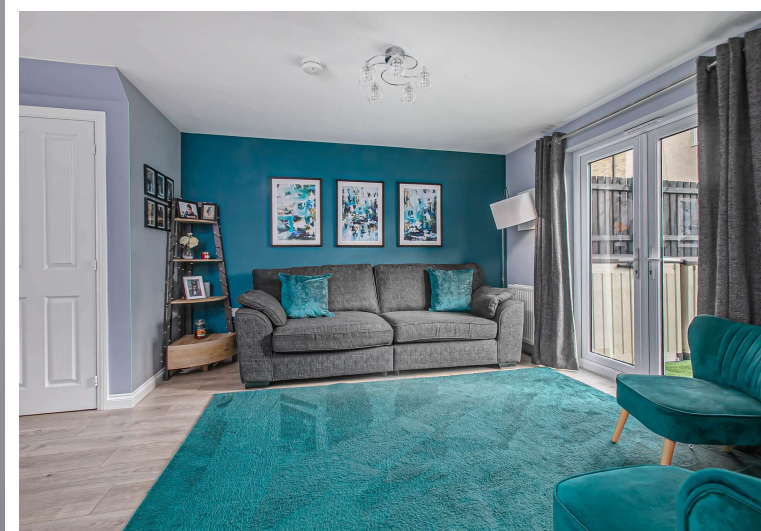
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Well-proportioned family home



Three bedrooms, principal en suite



Bright 12ft living room with dining space



Family bathroom with bath



Fitted kitchen



Enclosed private gardens



EV Charger



Council Tax Band - E



Welcome

This stylish and well-proportioned three-bedroom semi detached home offers over 1,160 square feet of accommodation across two floors in Dunfermline, together with a single garage extending to over 16 feet in length.

The ground floor opens into a bright living room with dining area, with a fitted kitchen providing a practical space for everyday family life. A downstairs WC and understairs storage complete the ground floor.

Upstairs, three well-proportioned bedrooms are served by a family bathroom fitted with a bath, with the principal bedroom further benefiting from its own private en suite.

Located in one of Dunfermline's very popular modern estates this property is well placed for local schools, amenities, and transport links, making it an excellent choice for growing families, couples or indeed first-time buyers.





EXTRAS INC. IN SALE/AGENTS NOTE

Fitted floorcoverings, blinds, bathroom and light fittings, lounge fixtures and 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

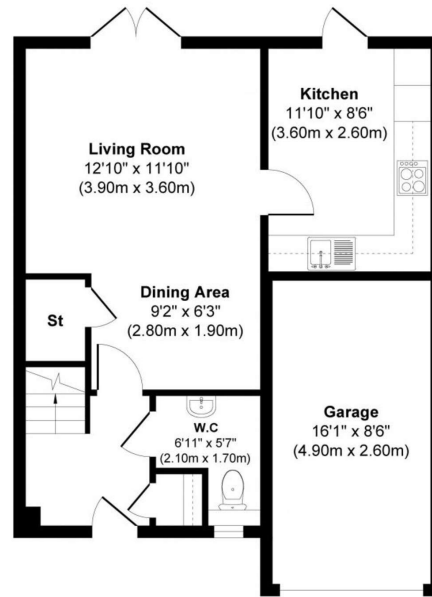
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace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

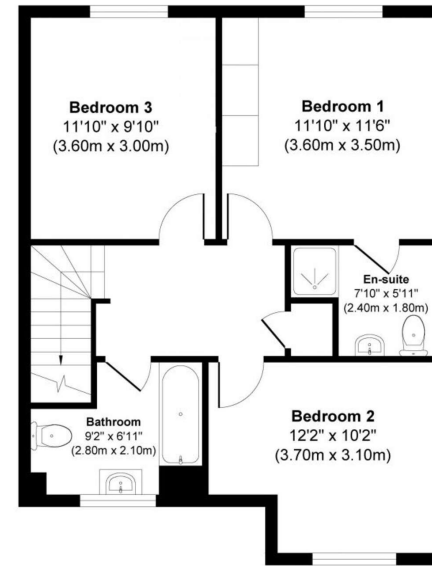
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



55 Serf Avenue, Dunfermline, KY11 8YZ



Ground Floor
Approximate Floor Area
581 sq. ft
(54.00 sq. m)



First Floor
Approximate Floor Area
581 sq. ft
(54.00 sq. m)



Approx. Gross Internal Floor Area 1162 sq. ft / 108.00 sq. m

Illustration for identification purposes only, measurements approximate, not to scale. Copyright



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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.