



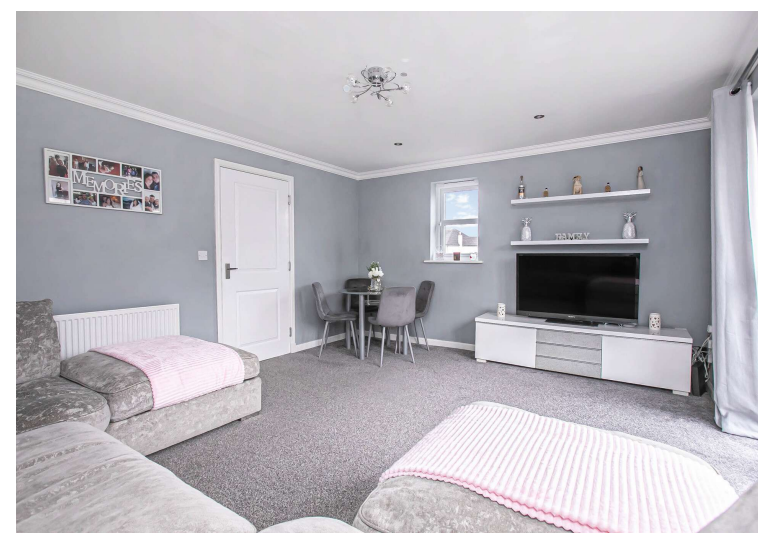
Morgans

PROPERTY

101 Greenshank Drive, Dunfermline, KY11 8NW

Offers Over £245,000





Impressive three-storey townhouse



Convenient downstairs WC



Spacious 15ft lounge



Four bedrooms, principal en suite



Fitted kitchen



Family bathroom with bath



EPC Rating -



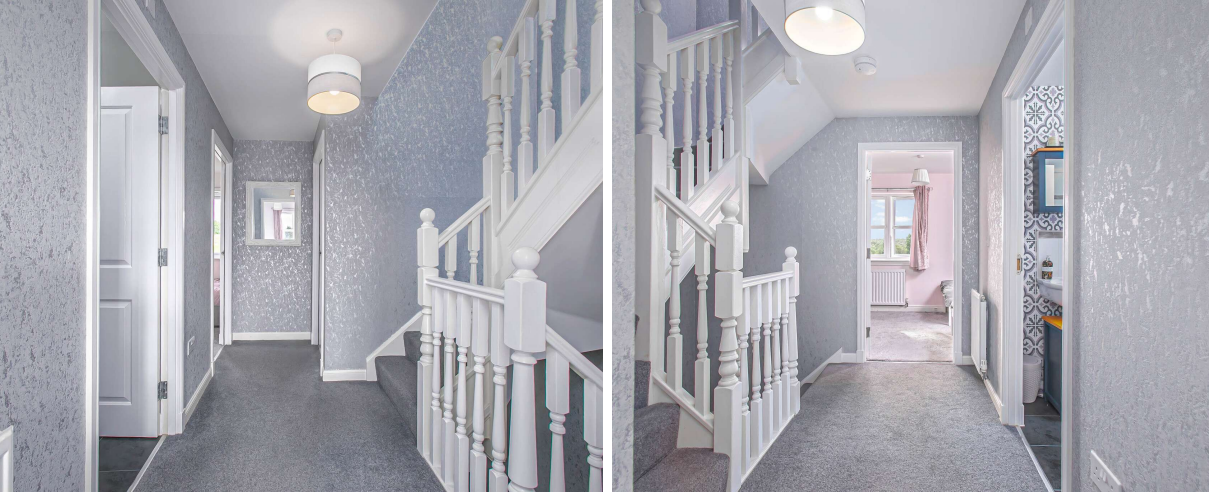
Council Tax Band -



Welcome

This impressive four-bedroom townhouse offers over 1,250 square feet of accommodation arranged across three floors in Dunfermline. The ground floor comprises a spacious 15-foot lounge, a fitted kitchen, and a downstairs WC. The first floor is home to three further bedrooms, served by a family bathroom fitted with a bath, with the largest of these offering excellent flexibility as a second reception room or principal guest suite. The entire second floor is dedicated to the principal bedroom, a generous 15-foot room complete with its own private en suite, offering a real sense of retreat away from the rest of the home. This property further benefits from a fantastic corner plot garden with decked area offering privacy, there is residents parking to the rear. 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.



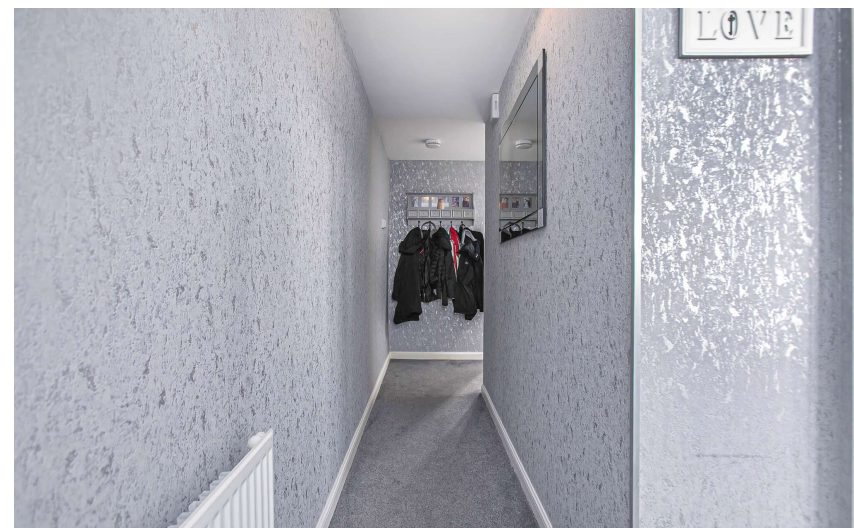
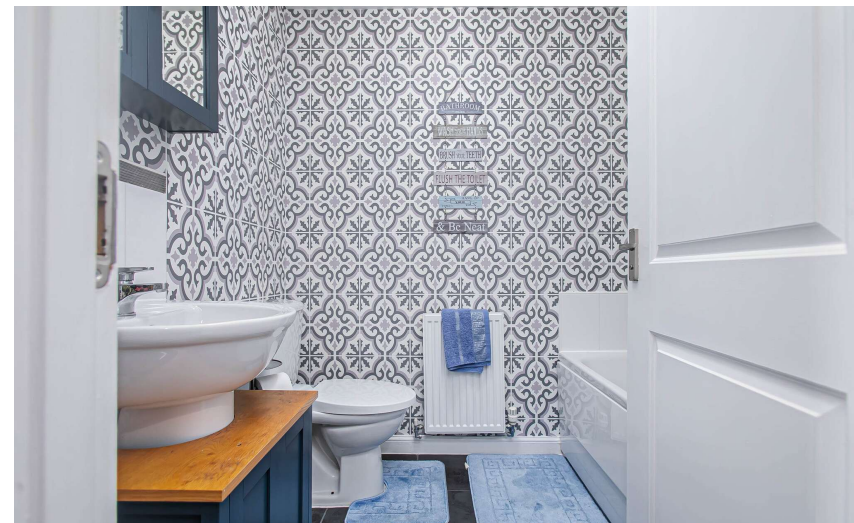


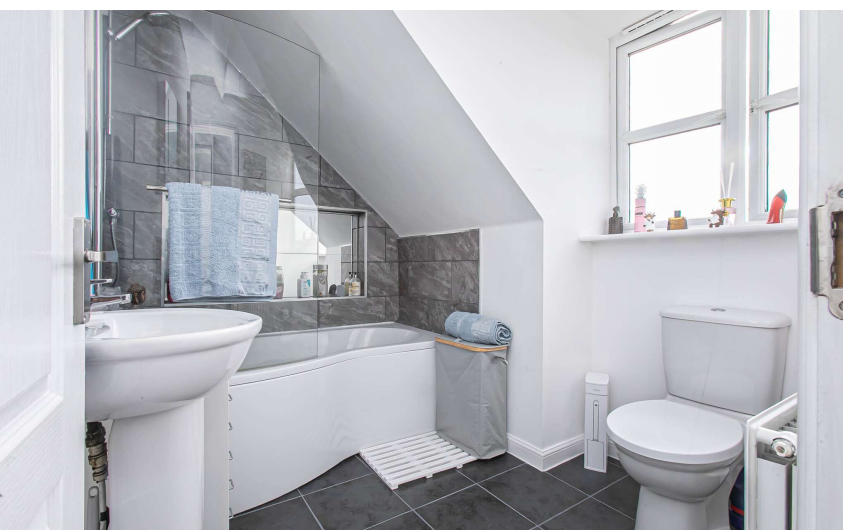
EXTRAS INC. IN SALE/AGENTS NOTE

All 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.









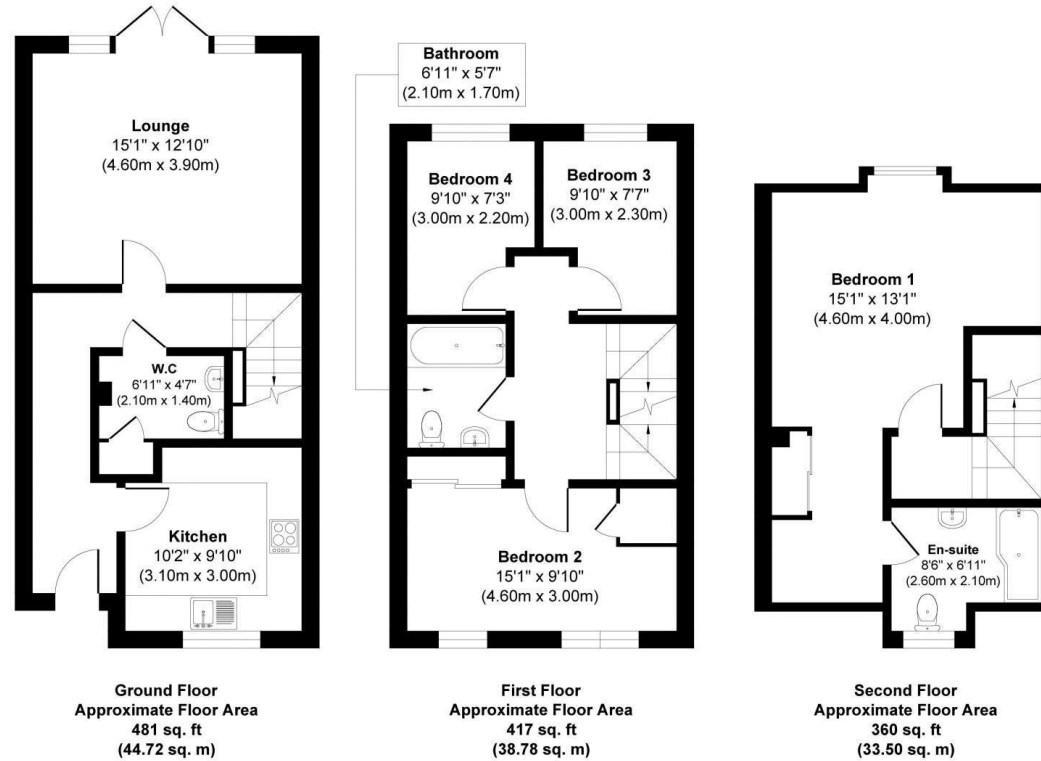
Dunfermline

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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Approx. Gross Internal Floor Area 1258 sq. ft / 117.00 sq. m

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33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

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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.