Morgans
PROPERTY

44 Scotland Drive, Dunfermline, KY12 7TD

Fixed Price £270,000

4 2 1 C

- Substantial four-bedroom family home
- Impressive 17ft living room
- Generous 19ft kitchen/dining room
- EPC Rating - C
- Principal bedroom with en-suite
- Three further well-sized bedrooms
- Ground floor shower room
- Council Tax Band - D

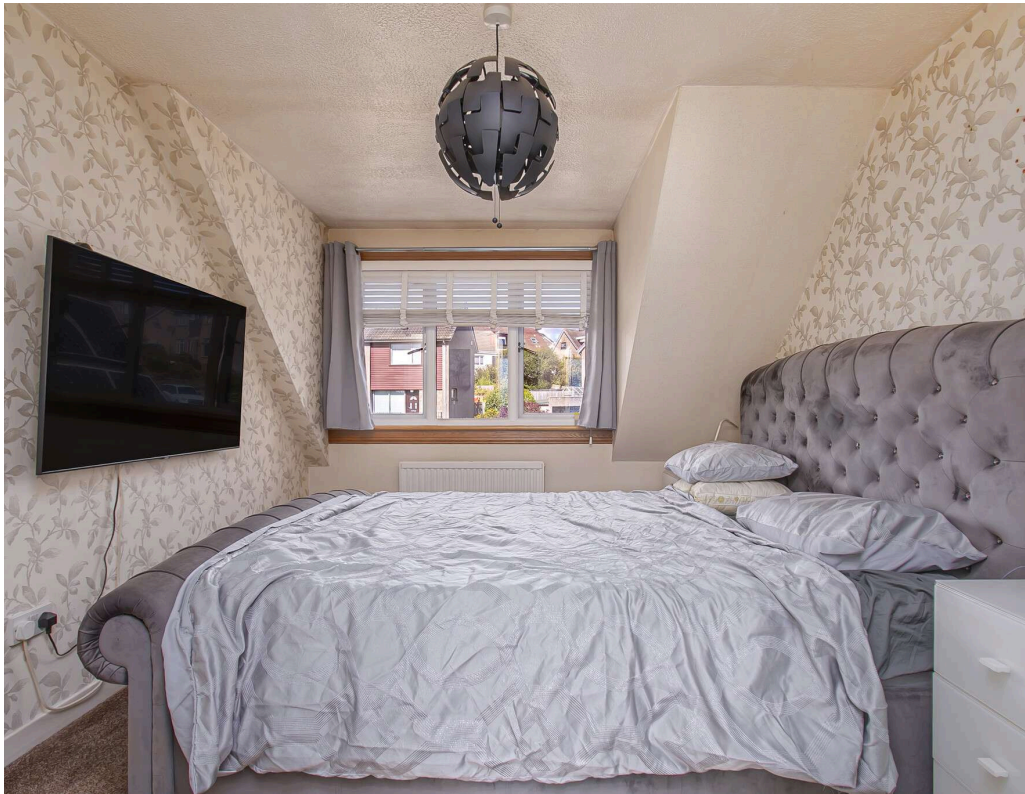
Welcome

This substantial four-bedroom home offers over 1,600 square feet of accommodation across two floors in Dunfermline, together with an integral garage and useful outside storage area. The ground floor is designed for family living, with an impressive 17-foot living room and a generous 19-foot kitchen/dining room providing excellent space for everyday life and entertaining. A ground floor shower room adds valuable flexibility. Upstairs, four well-proportioned bedrooms are served by a further shower room, with the principal bedroom benefiting from its own en-suite bathroom. Built-in wardrobes across several bedrooms provide excellent storage throughout. There is a driveway and private gardens to the front and rear, beautifully landscaped providing an idyllic outside haven. Located in Dunfermline, the property is well placed for local schools, amenities, and transport links, making it an excellent choice for growing families seeking generous, versatile accommodation.

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.



MOVING
BOXES

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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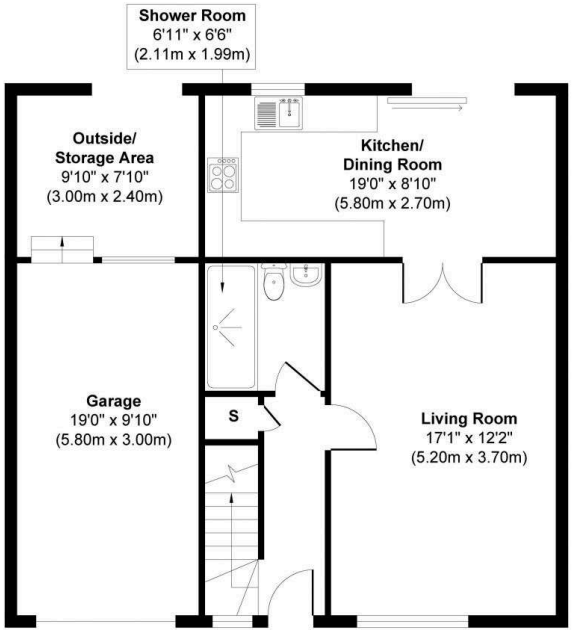
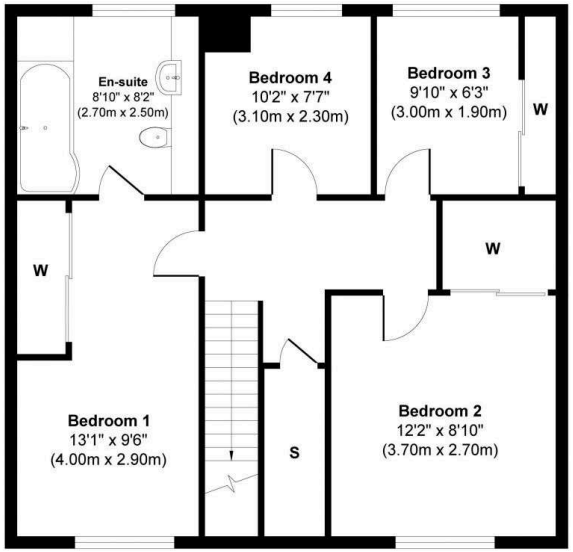


Ground Floor
Approximate Floor Area
823 sq. ft
(76.47 sq. m)



First Floor
Approximate Floor Area
823 sq. ft
(76.47 sq. m)

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Approx. Gross Internal Floor Area 1646 sq. ft / 152.94 sq. m
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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.