



Morgans

PROPERTY

34 Birch Grove, Dunfermline, KY11 8BE

Offers Over £220,000



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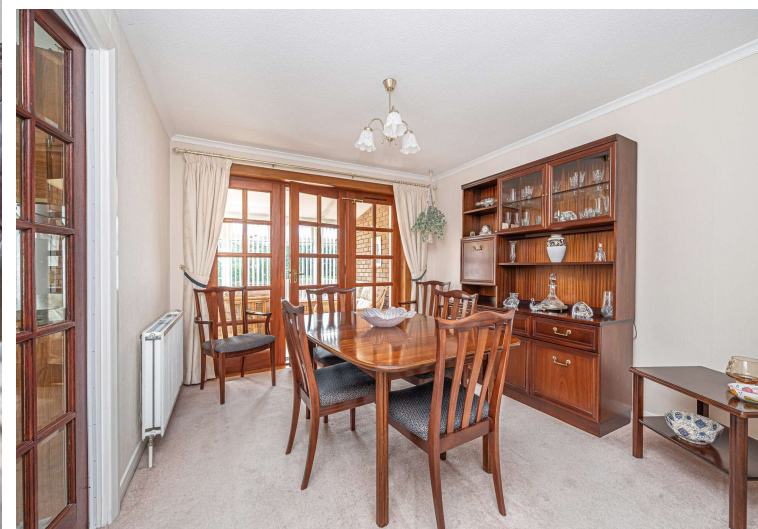
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2



C



Well-proportioned family home



Separate dining room



Spacious 14ft living room



Three bedrooms, principal over 13ft



17ft conservatory



Modern shower room



EPC Rating - C



Council Tax Band - D





Welcome

This well-proportioned three-bedroom home offers over 1,400 square feet of accommodation across two floors in Dunfermline, together with a detached garage extending to 19 feet in length and driveway for several cars. The ground floor provides an excellent range of living spaces, comprising a spacious 14-foot living room, a separate dining room, and a fitted kitchen, complemented by a 17-foot conservatory ideal for relaxing or entertaining. A downstairs WC completes the ground floor. Upstairs, three bedrooms are served by a modern shower room, with the principal bedroom particularly generous at over 13 feet in length. Built-in wardrobes and storage cupboards provide excellent practicality throughout the upper floor. There are well maintained and attractive gardens to the front and rear overlooking the golf course to the rear, an idyllic haven. Located in Pitcorthie, the property is well placed for local schools, amenities, and transport links, making it an excellent choice for growing families.





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.





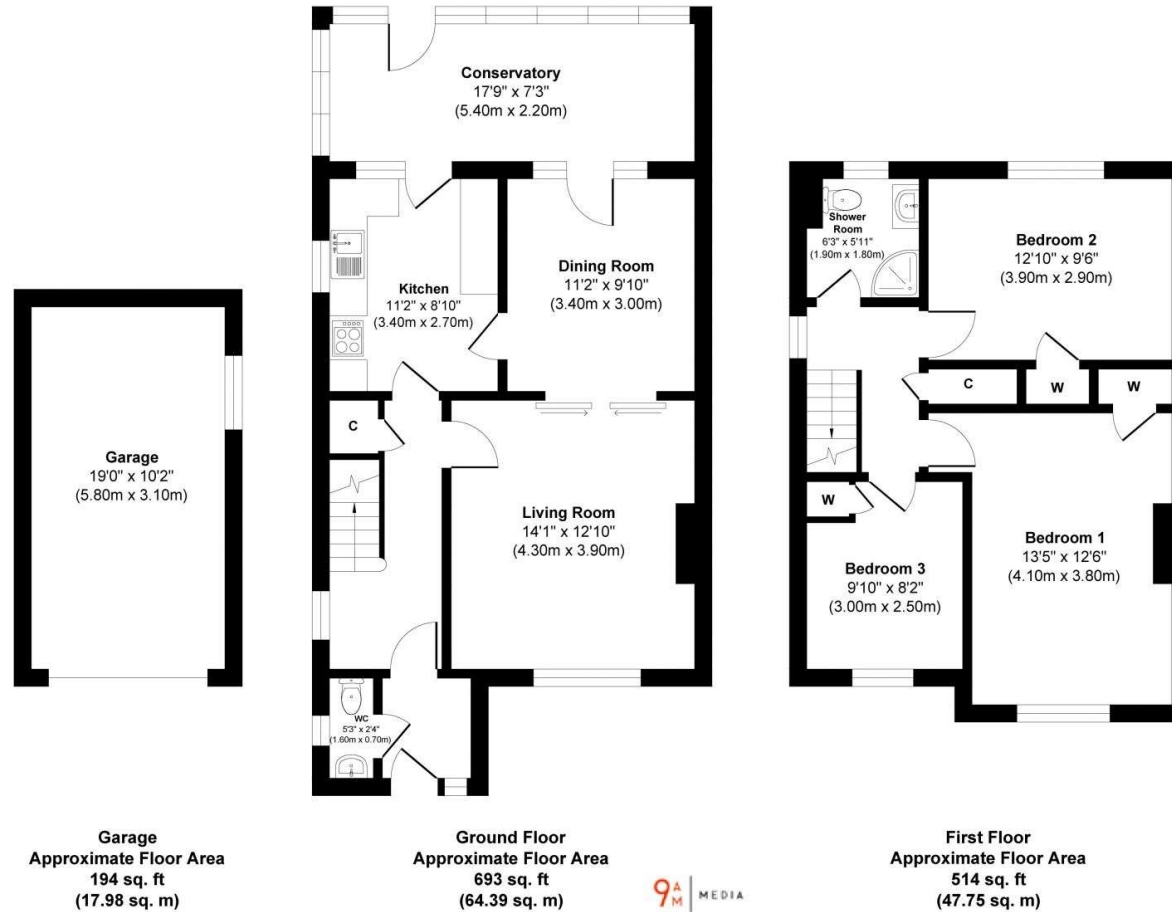
Dunfermline

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.





Approx. Gross Internal Floor Area 1401 sq. ft / 130.12 sq. m (Including Garage)

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed 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 upon its own inspection(s). Created by 9AM Media



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