



Morgans

PROPERTY

49 Plover Crescent, Dunfermline, KY11 8FZ

Offers Over £325,000



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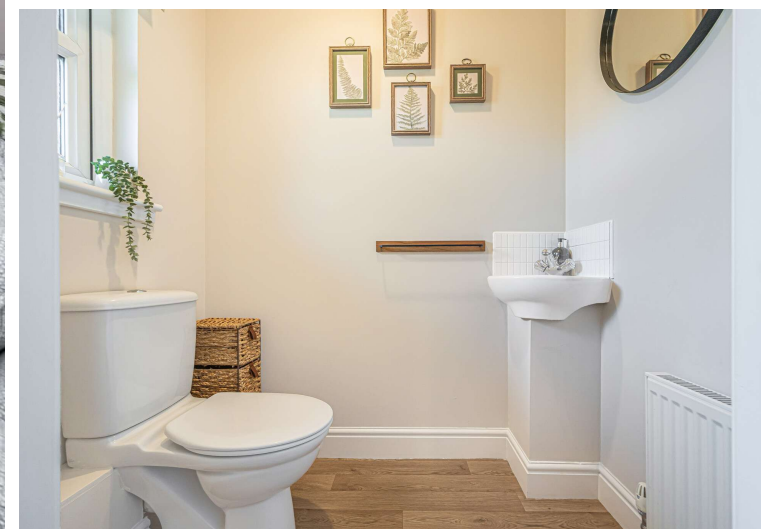


2



2





Impressive four-bedroom family home



Fitted kitchen with separate utility



Bay-fronted sunroom and dining room



Principal bedroom with en-suite



Spacious 13ft lounge



Three further generous bedrooms



EPC Rating -



Council Tax Band -



Welcome

This impressive four-bedroom home offers close to 1,500 square feet of well-planned accommodation across two floors in the eastern expansion, together with single garage, double driveway and separate utility room. The ground floor is arranged around a bright, bay-fronted sunroom flowing into a separate dining room, ideal for entertaining. A spacious 13-foot lounge provides further relaxed living space, while the well-equipped kitchen benefits from a dedicated utility room and downstairs WC, adding valuable everyday practicality. Upstairs, four generously sized bedrooms are served by a family bathroom, with the principal bedroom further benefiting from its own en-suite shower room. Built-in wardrobes across several bedrooms add welcome storage. There are private gardens to the front and rear providing a child and pet safe environment and enclosed, an idyllic haven. The property is well placed for local schools, amenities, and transport links, making it an excellent choice for growing families seeking space both inside and out. 24 hour Tesco superstore is a short walk away.



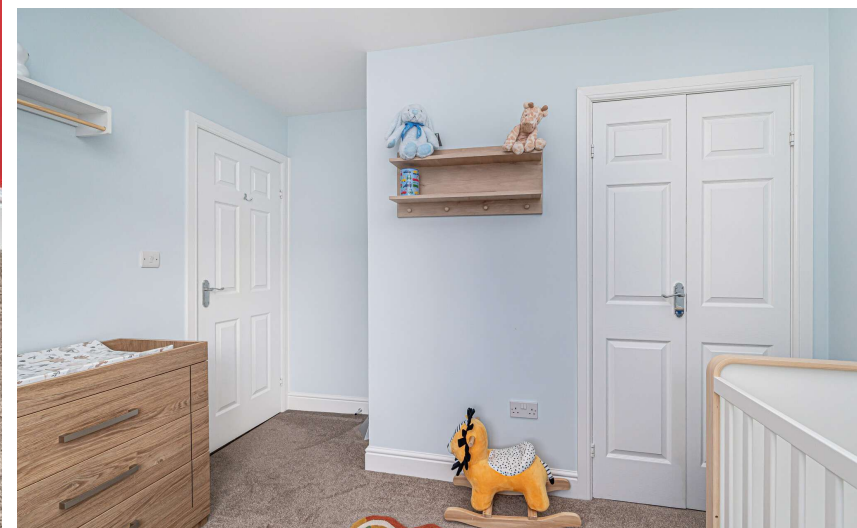


EXTRAS INC. IN SALE/AGENTS NOTE

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.







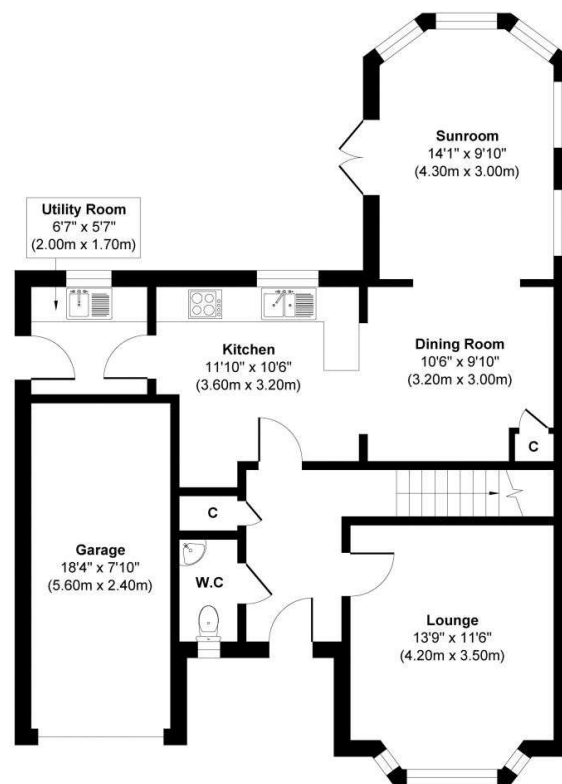


Dunfermline

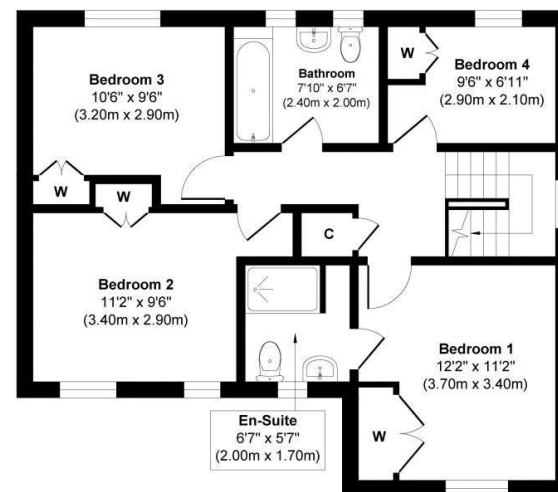
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace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



Ground Floor
Approximate Floor Area
842 sq. ft
(78.20 sq. m)



First Floor
Approximate Floor Area
652 sq. ft
(60.58 sq. m)



Approx. Gross Internal Floor Area 1494 sq. ft / 138.78 sq. m (Inc. 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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