



Morgans

PROPERTY

35 Menteith Drive, Dunfermline, KY11 8RR

Offers Over £175,000



2



1



2



C



Extended semi detached home



Two well-proportioned bedrooms



Bright conservatory and dining room



Modern family bathroom



Separate living room and kitchen



Single garage and driveway



EPC Rating - C



Council Tax Band - D



Welcome

This charming two-bedroom extended semi detached home offers over 1,000 square feet of accommodation across two floors in Dunfermline, together with single garage and double driveway. The ground floor is arranged around a bright conservatory flowing into a separate dining room, ideal for entertaining, along with a distinct living room and a well-equipped kitchen. A vestibule entrance and additional storage cupboards add everyday practicality. Upstairs, two well-proportioned bedrooms are served by a modern family bathroom, with further storage on the landing. There are well maintained and stocked gardens to the rear, enclosed providing a child and pet safe environment. Located in Pitcorthie, the property is well placed for local schools, amenities, and transport links, making it an excellent choice for those seeking a well-presented family home.





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.



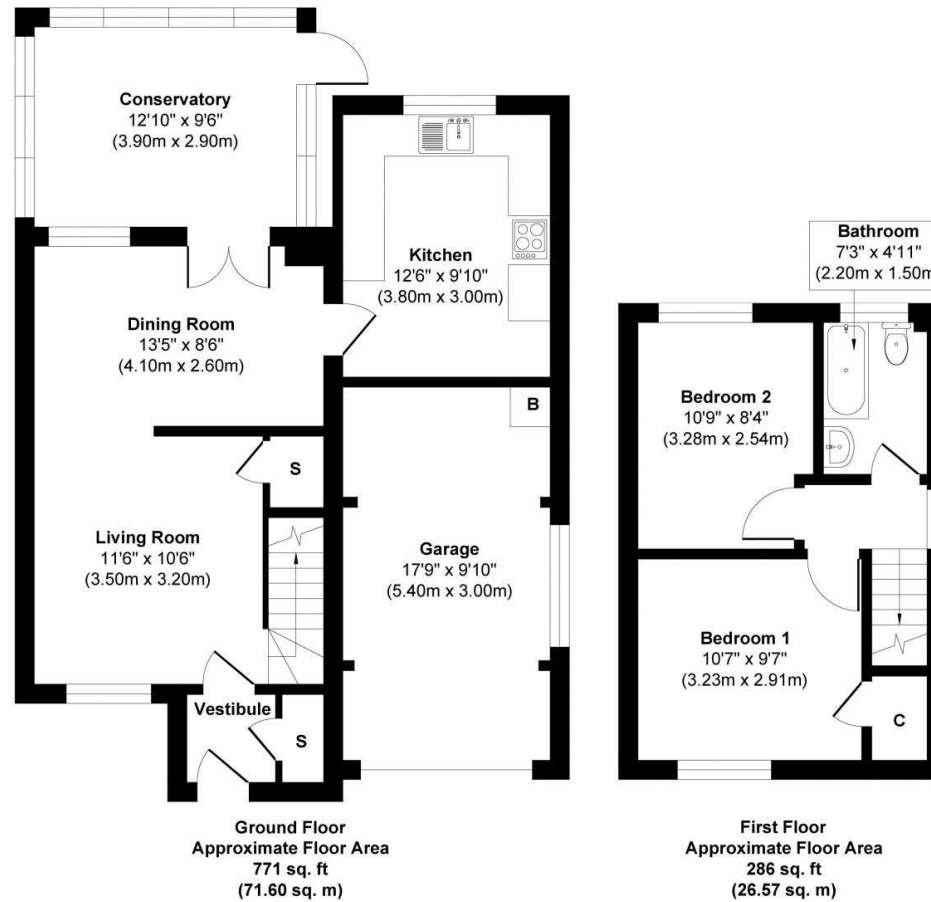


Dunfermline

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 1057 sq. ft / 98.17 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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