



Morgans

PROPERTY

170 Pitcorthie Drive, Dunfermline, KY11 8BS

Offers Over £179,500



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Extended two-bedroom family home



Fitted kitchen with conservatory



Bright 14ft living room



Two generous double bedrooms



Separate dining room and family room



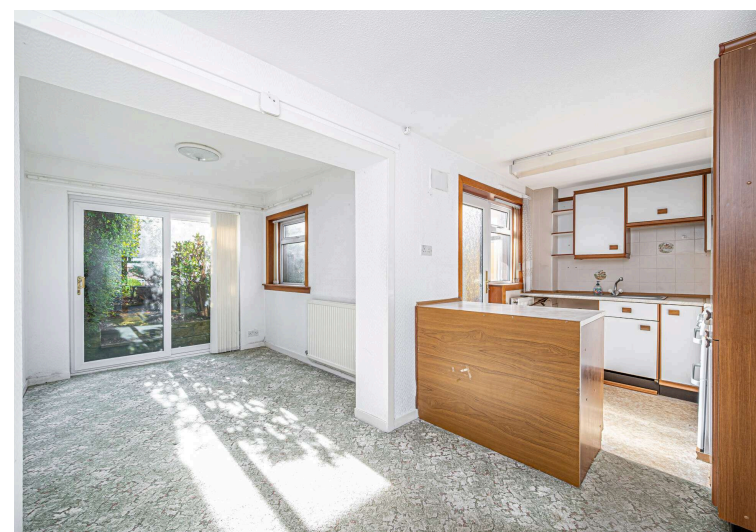
Family bathroom



EPC Rating -



Council Tax Band -





Welcome

This extended two-bedroom home offers over 1,000 square feet of flexible accommodation across two floors in Dunfermline, together with a generous garage. The property would benefit from being upgraded, the ground floor is arranged for versatile family living, with a bright 14-foot living room opening through to a separate dining room and a further dining/family room, ideal for entertaining. The fitted kitchen leads to a useful conservatory, while a box room and entrance porch add valuable everyday practicality. Upstairs, two generous double bedrooms are served by a family bathroom with a bath. Both bedrooms benefit from built-in wardrobes, with additional storage cupboards providing excellent practicality. There are mature private gardens to the front and rear with driveway leading to the garage. Located in the popular Pitcorthie estate in Dunfermline, the property is well placed for local schools, amenities, and transport links, making it an excellent choice for first time buyers, downsizers, or small families seeking flexible, well-presented accommodation.





EXTRAS INC. IN SALE/AGENTS NOTE

All floorcoverings, blinds, bathroom and light fittings together with integrated appliances.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists.

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.





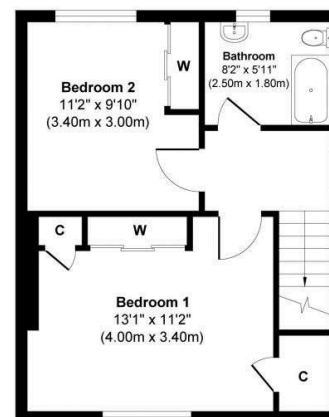
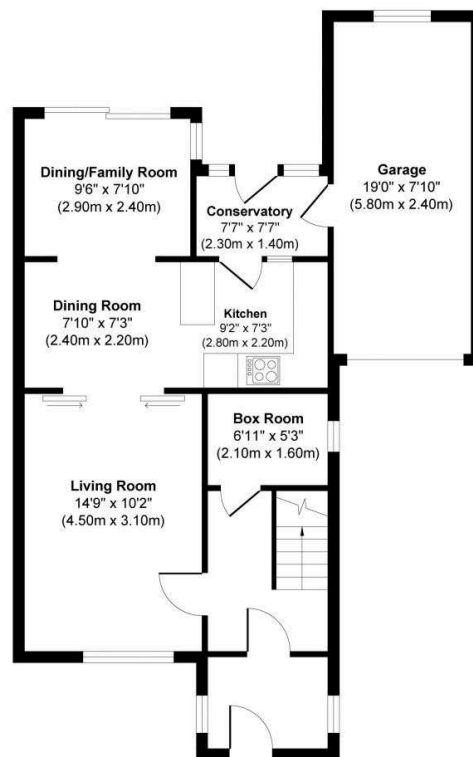
Dunfermline

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.





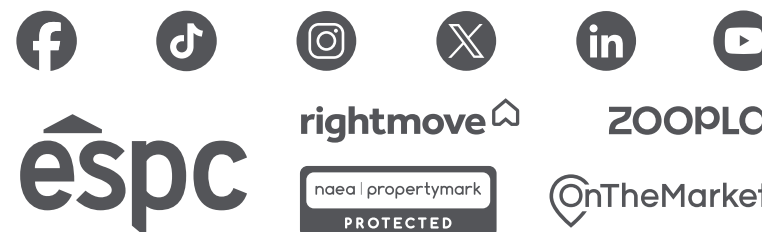
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Approx. Gross Internal Floor Area 1084 sq. ft / 100.73 sq. m (Including Garage)

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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