



Morgans

PROPERTY

52 Broomhead Park, Dunfermline, KY12 0PT

Offers Over £345,000



3



2



3





Impressive family home



Kitchen/diner, family room and separate dining room



26ft living room with private balcony



Three well-proportioned bedrooms and boxroom



Fabulous private gardens



Family bathroom plus ground floor shower room



EPC Rating -



Council Tax Band -





Welcome

This impressive executive family home offers over 1,900 square feet of versatile accommodation across two floors in this exclusive cul-de-sac setting near to Queen Anne High School. There are well established and mature gardens, an idyllic haven with seating and patio areas which are not overlooked and private. The ground floor is designed for family living, with a 15-foot kitchen/diner, a separate dining room (which could be a fourth bedroom) and a further family room, providing excellent flexibility for everyday life, entertaining, or home working. A ground floor shower room and useful storage add further practicality. Upstairs, a vast 26-foot living room takes centre stage, with sliding doors opening onto a private balcony, an excellent space for relaxing and entertaining. Three well-proportioned bedrooms are served by a family bathroom with a bath and separate shower, with fitted wardrobes in several bedrooms and a handy box room/office. There is a generous integral garage and driveway with ample visitors parking. The property is well placed for local schools, amenities, and transport links, making it an excellent choice for growing families seeking generous, flexible accommodation and within a short walk to the city centre.





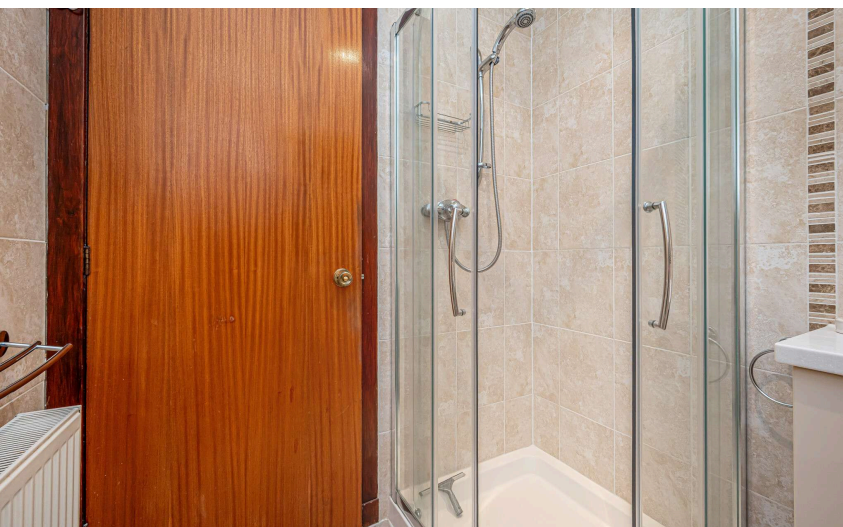
EXTRAS INC. IN SALE/AGENTS NOTE

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.









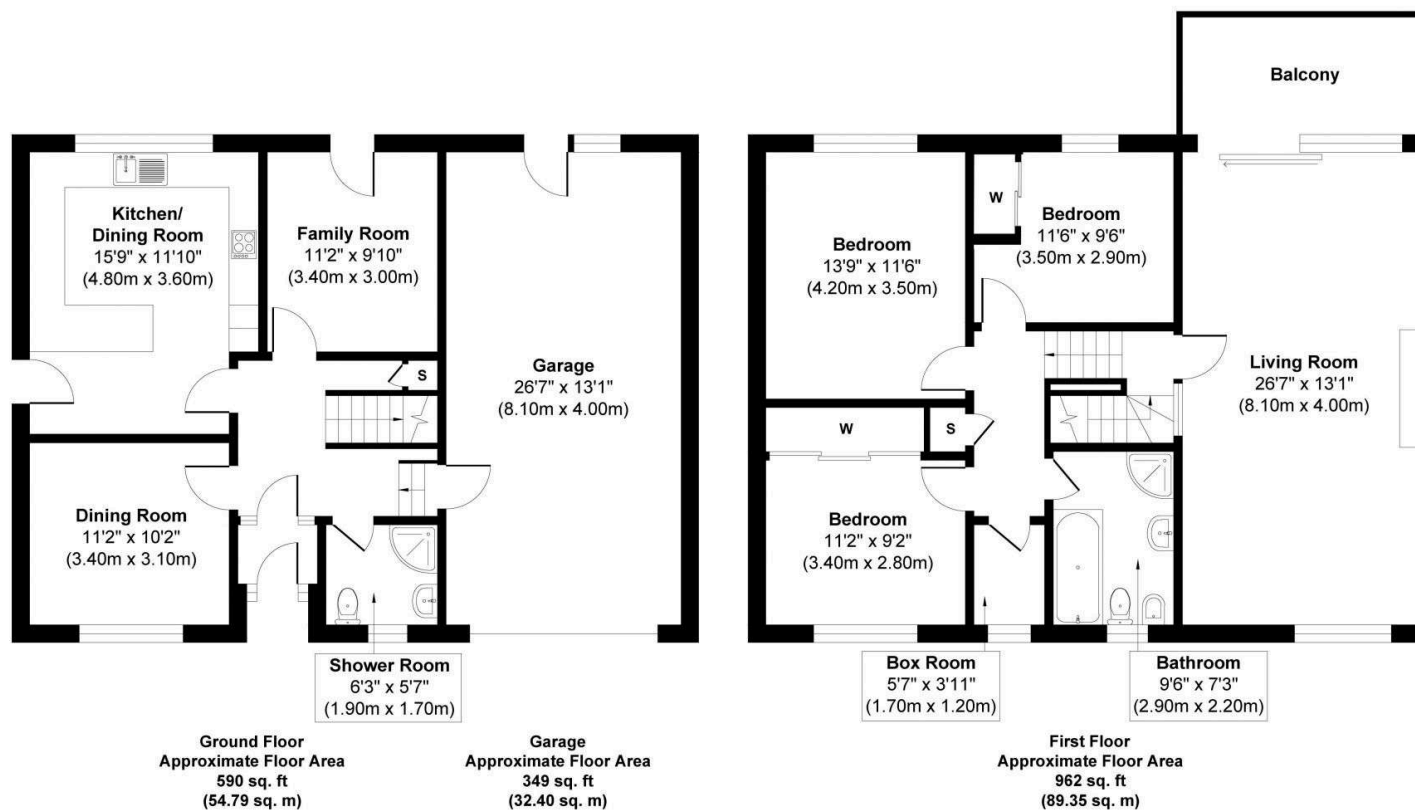
Dunfermline

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 1901 sq. ft / 176.54 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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