Morgans PROPERTY

37 Pentland Terrace, Dunfermline, KY11 4RS

Offers Over £169,950

3 1 1

- Well-presented three-bedroom home
- Bright 13ft lounge
- Generous 14ft fitted kitchen
- EPC Rating -
- Rear door for convenient outside access
- Three well-proportioned bedrooms
- Principal bedroom over 14ft
- Council Tax Band -

Welcome

This spacious and well-presented three-bedroom semi detached home offers approximately 915 square feet of accommodation across two floors, ideal for first time buyers, couples growing families. There are very generous private gardens to the rear, enclosed and terraced providing a child and pet safe environment with seating and patio areas making this an idyllic haven. The driveway gives access for several vehicles. The ground floor comprises a bright 13-foot lounge, providing a welcoming space for relaxing and entertaining, along with a generous 14-foot fitted kitchen offering ample worktop and storage space, with a door at the rear for convenient access outside. A family bathroom with a bath and two useful hall cupboards complete the ground floor. Upstairs, three well-proportioned bedrooms include a spacious principal bedroom extending to over 14 feet in length. A further storage cupboard on the landing adds everyday practicality. The property is well placed for local schools, amenities, and transport links, making it an excellent choice for first time buyers or families seeking a spacious, well-presented 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.

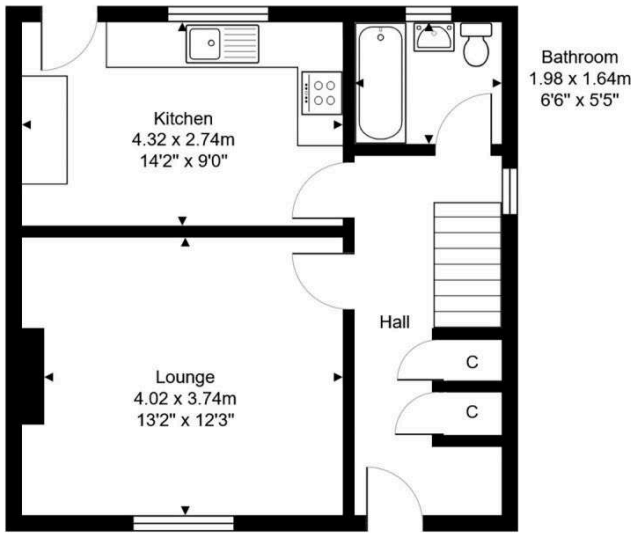
Morgans Property Package

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.

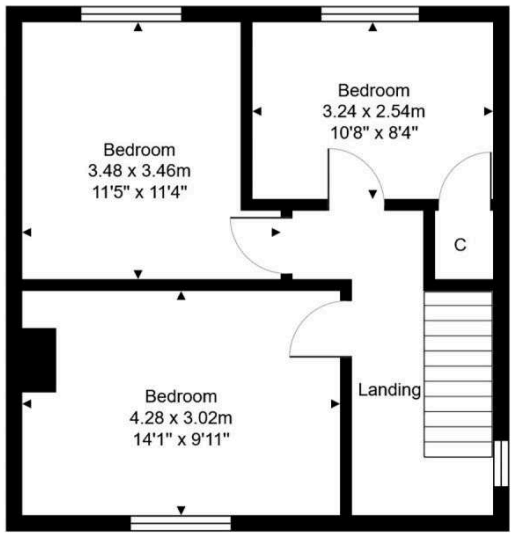
37 Pentland Terrace, KY12 8SG

Total Area: 85.0 m² ... 915 ft²

All measurements are approximate and for display purposes only



Ground Floor



1st Floor

Morgans PROPERTY

SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk

AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.