

Morgans PROPERTY

2 Blane Crescent, Dunfermline, KY11 8ZF

Offers Around £365,000

4 4 2 B







- Ex showhome four-bedroom family home
- Bright living room and separate dining room
- Kitchen/dining room with utility room
- EPC Rating - B
- Principal bedroom with en-suite and walk-in wardrobe
- Three further well-proportioned bedrooms
- Downstairs WC and useful storage
- Council Tax Band - G





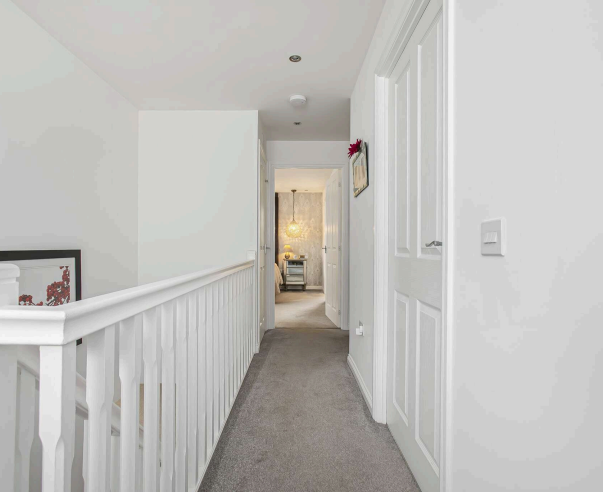






Welcome

Absolutely stunning ex showhome with superb enhancements throughout, truly must be seen to be appreciaed. This home offers generous and well-proportioned accommodation across two floors, extending to approximately 1,864 square feet in sought after executive estate, together with garage and beautiful enclosed gardens. The ground floor is arranged around a bright living room and a kitchen/dining room, with a separate dining room providing further flexibility for family life and entertaining. A utility room, downstairs WC and useful storage add everyday practicality. Upstairs, four well-proportioned bedrooms are found, with the principal bedroom benefiting from its own en-suite shower room and a walk-in wardrobe. Further bathroom and shower facilities serve the remaining bedrooms, and additional storage is provided on the first floor. The gardens and grounds are well maintained providing a child and pet safe environment with feature summerhouse. An excellent choice for growing families seeking space and flexibility at 2 Blane Crescent, Dunfermline.







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.



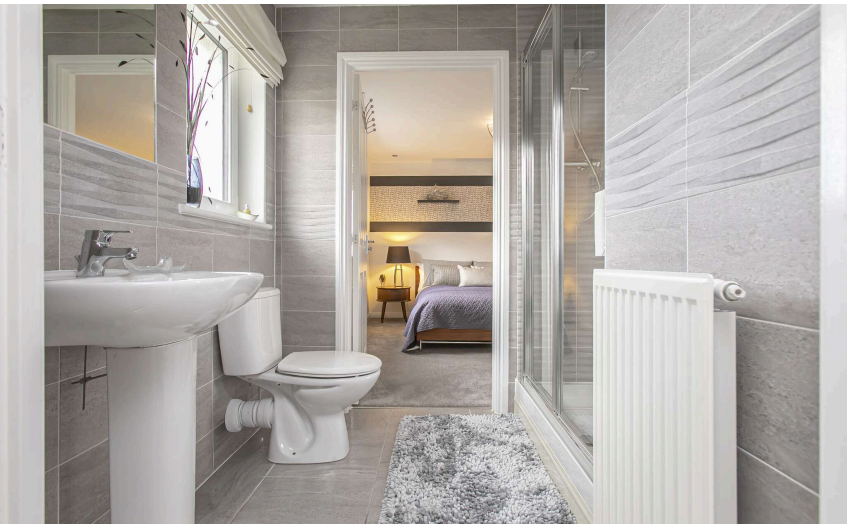






















Dunfermline

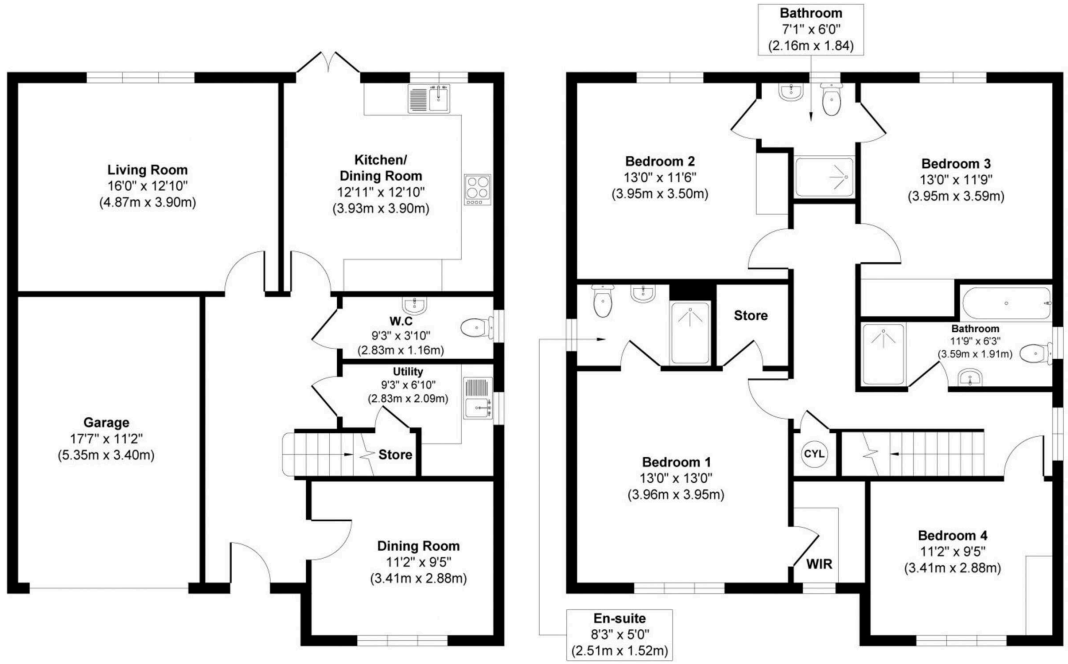
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace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



2 Blane Crescent Dunfermline Ky11 8ZF



Ground Floor
Approximate Floor Area
932 sq. ft
(86.56 sq. m)

First Floor
Approximate Floor Area
932 sq. ft
(86.56 sq. m)

Approx. Gross Internal Floor Area 1864 sq. ft / 173.12 sq. m
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