

Morgans PROPERTY

5 Craigston Park, Dunfermline, KY12 0XZ

Offers Over £310,000

4 2 3









- Four-bedroom executive home
- Principal bedroom with en-suite
- Separate dining room and family room
- EPC Rating -
- Utility room and pantry
- Ground floor WC
- Family bathroom
- Council Tax Band -









Welcome

This executive four-bedroom home in one of Dunfermline's highly sought after locations extends to approximately 1,340 sq ft. With lovely private gardens to front and rear and double driveway. This home occupies an enviable plot within a small quiet cul-de-sac of similar properties which is within walking distance to a train station, hospital and city centre. The ground floor offers a dining room, kitchen, utility room and pantry, alongside a separate lounge, family room and WC facilities. Upstairs, the principal bedroom benefits from an en-suite, with three further good sized bedrooms served by a family bathroom. The grounds are well maintained and mature with a west facing back garden that isn't overlooked, offering an idyllic haven with seating and patio areas.



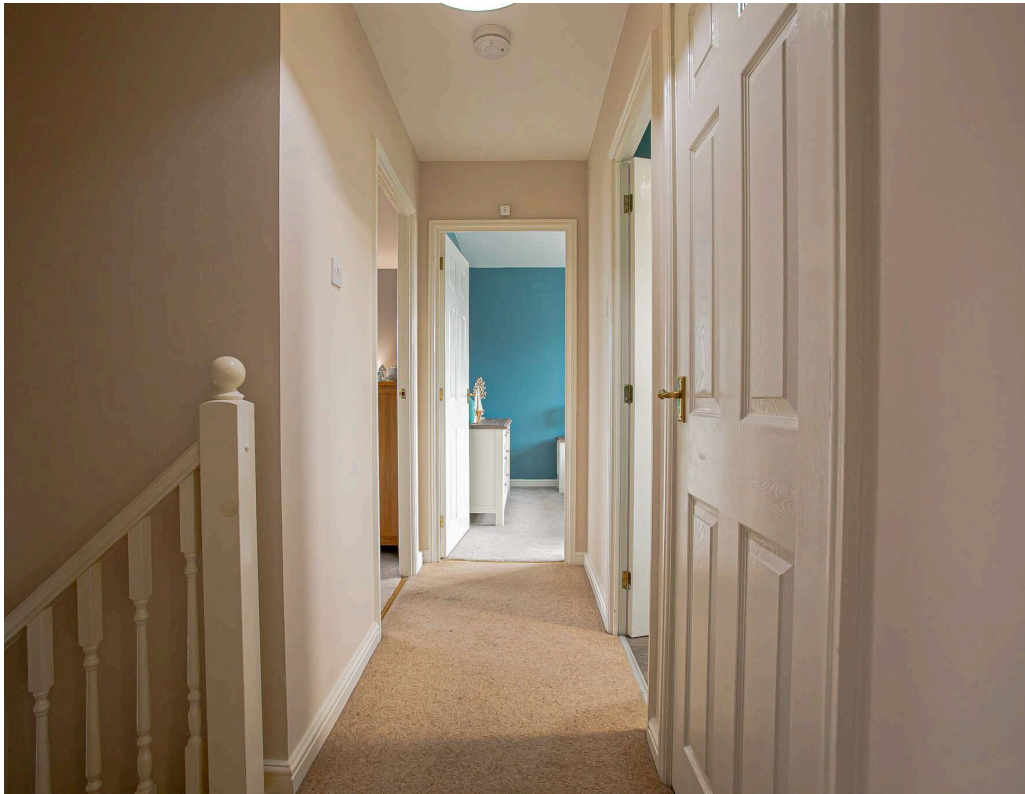




Extras Inc. in Sale/Agents Note

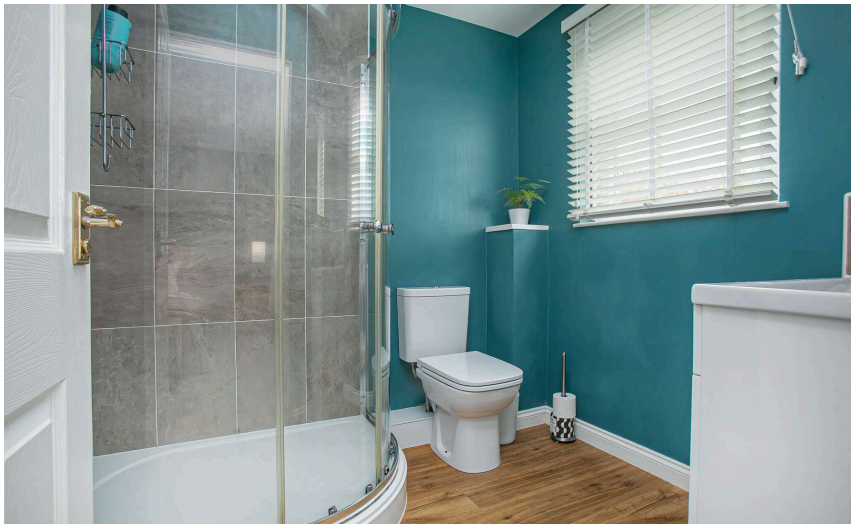
All floorcoverings, blinds, bathroom and light fittings together with integrated appliances.

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.














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Dunfermline

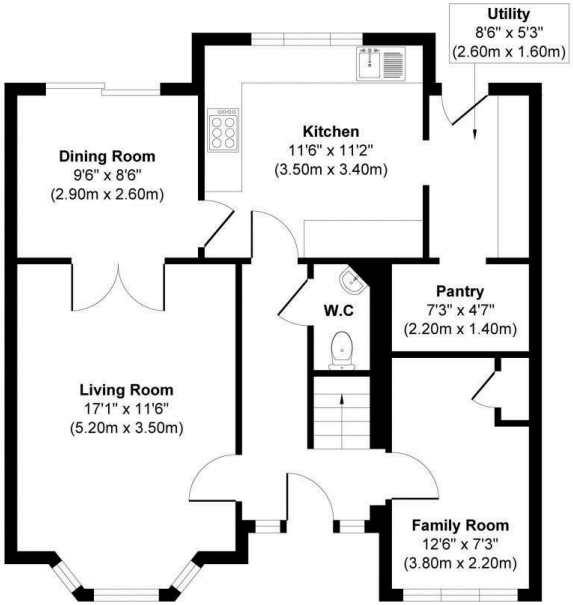
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace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

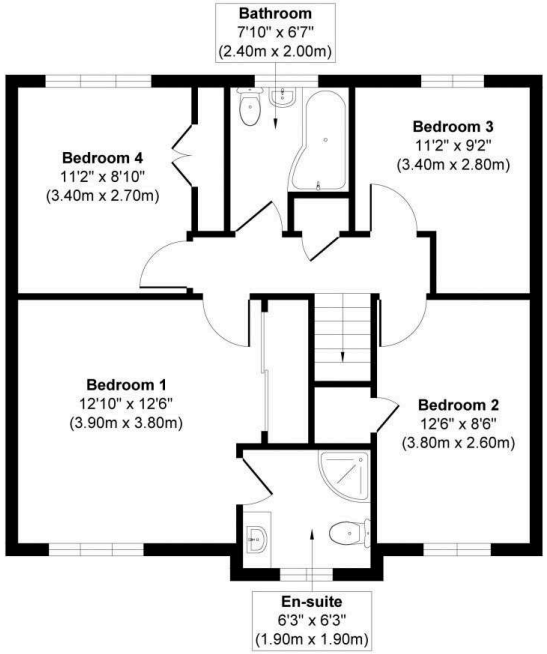
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



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Ground Floor
Approximate Floor Area
687 sq. ft
(63.82 sq. m)



First Floor
Approximate Floor Area
653 sq. ft
(60.68 sq. m)

Approx. Gross Internal Floor Area 1340 sq. ft / 124.50 sq. m
Illustration for identification purposes only, measurements approximate, not to scale. Copyright

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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.