

Morgans PROPERTY

8 Bramble Crescent, Dunfermline, KY11 8PZ

Offers Over £280,000

3 1 1







- Detached three bedroom villa
- Lounge
- Dining Kitchen
- EPC Rating -
- Family bathroom and W.C
- Master bedroom with en-suite
- Private gardens
- Council Tax Band -











Welcome

This three-bedroom detached villa offers approximately 1,058 sq ft of accommodation across two floors, complete with an en-suite to the main bedroom, a ground floor WC and a separate dining area, ideal for growing families. it is situated on an enviable corner plot with generous grounds. The entrance hall leads to the living room, the kitchen and a ground floor WC, with a storage cupboard and the stairs to the first floor. The dining area opens off the kitchen, with double doors to the outside. Upstairs, the main bedroom has double doors opening to a small projection and its own en-suite shower room with WC and wash hand basin. Bedrooms two and three are served by the family bathroom, which has a bath, WC and wash hand basin. There are well maintained and private gardens to the front and rear with patio area, providing a child and pet safe environment. The double driveway completes this lovely home. The property is well placed for commuters, with easy access to the M90 and regular rail services to Edinburgh.









Extras Inc. in Sale / Agents Note

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

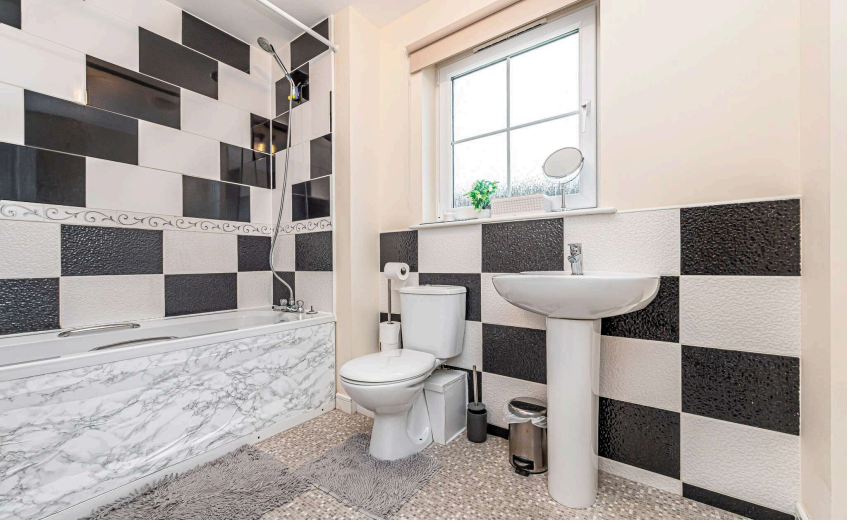
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “inter-linked system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

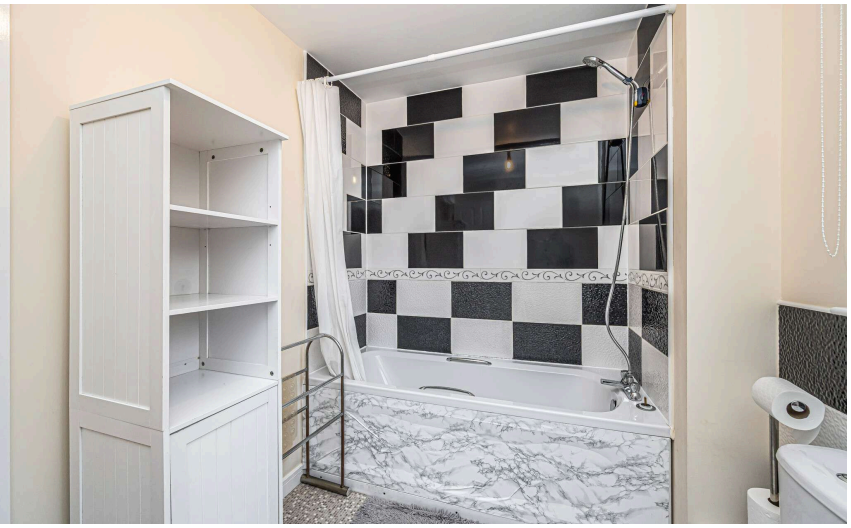






















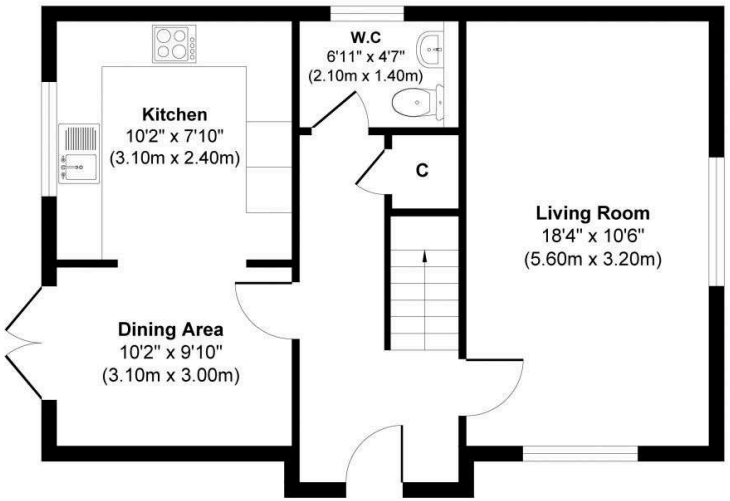
Dunfermline

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.

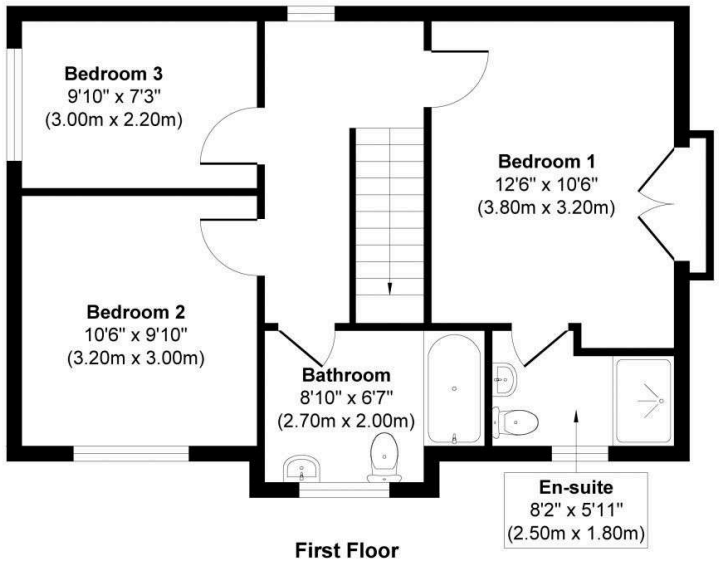
Morgans Property Package

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.





Ground Floor
Approximate Floor Area
529 sq. ft
(49.16 sq. m)



First Floor
Approximate Floor Area
529 sq. ft
(49.16 sq. m)

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Approx. Gross Internal Floor Area 1058 sq. ft / 98.32 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are gauranteed 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 opon its own inspection(s). Created by 9AM Media

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