

Morgans PROPERTY

12 Blackwood Green, Dunfermline, KY11 8QG

Offers Over £435,000

4 2 2









- Four bedrooms
- Main bedroom with en-suite shower room
- Family bathroom with bath
- EPC Rating -
- Ground floor WC
- Living room with double doors to the rear
- Separate dining room
- Council Tax Band -









Welcome

This four-bedroom home offers approximately 1,619 sq ft of accommodation across two floors in Dunfermline, complete with a garage and a bar/outbuilding, ideal for growing families. The hall opens through double doors to the living room, which has French doors to the rear. Further double doors connect the living room to a separate dining room. A ground floor WC is off the hall. The kitchen/dining room sits at the rear of the home, with a side door for convenient access outside. Upstairs, the main bedroom has its own en-suite shower room. Bedrooms two, three and four are served by the family bathroom with a whirlpool/jacuzzi bath. Built-in wardrobes, floor attic space and storage cupboards, including one on the landing, add everyday practicality. Outside, the bar/outbuilding has bi-fold doors and sits alongside the garage, offering flexible space for entertaining. The property further benefits from a superb plot with beautifully mature gardens to the rear with patio area ideal for al fresco entertaining. 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. Two garden sheds are also included.

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.



Outbuilding
Approximate Floor Area
172 sq. ft
(15.98 sq. m)

Ground Floor
Approximate Floor Area
865 sq. ft
(80.35 sq. m)

First Floor
Approximate Floor Area
754 sq. ft
(70.11 sq. m)

9AM MEDIA

Approx. Gross Internal Floor Area 1791 sq. ft / 166.44 sq. m (Including Outbuilding&Garage)

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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