



Morgans

PROPERTY

29 The Heathery, Dunfermline, KY11 8TS

Offers Over £380,000







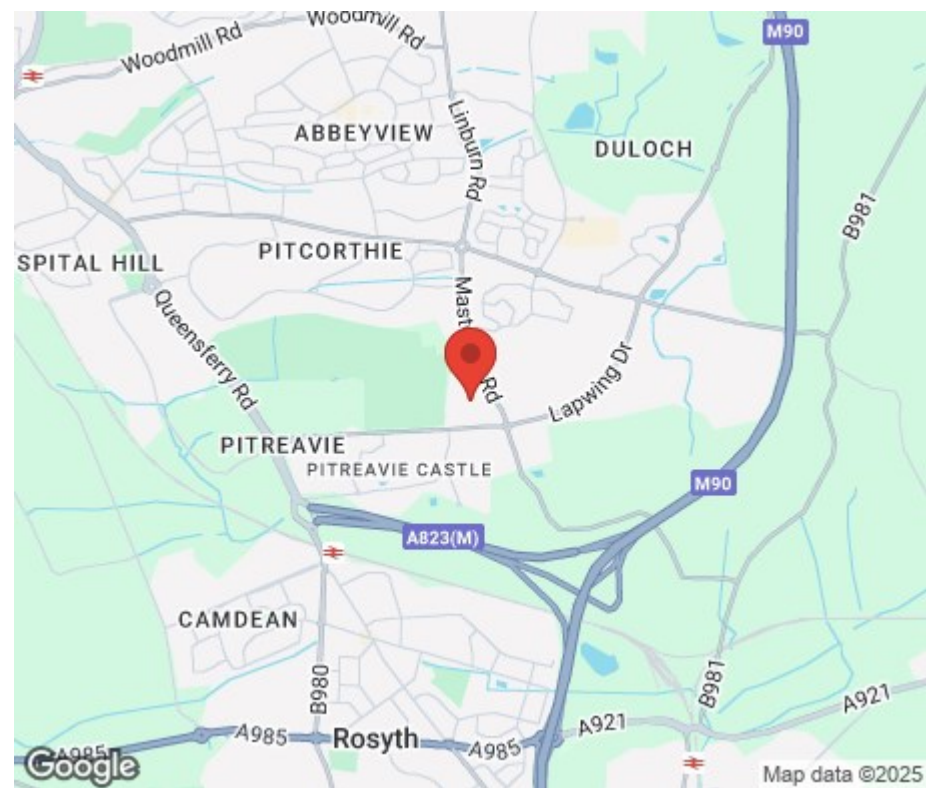
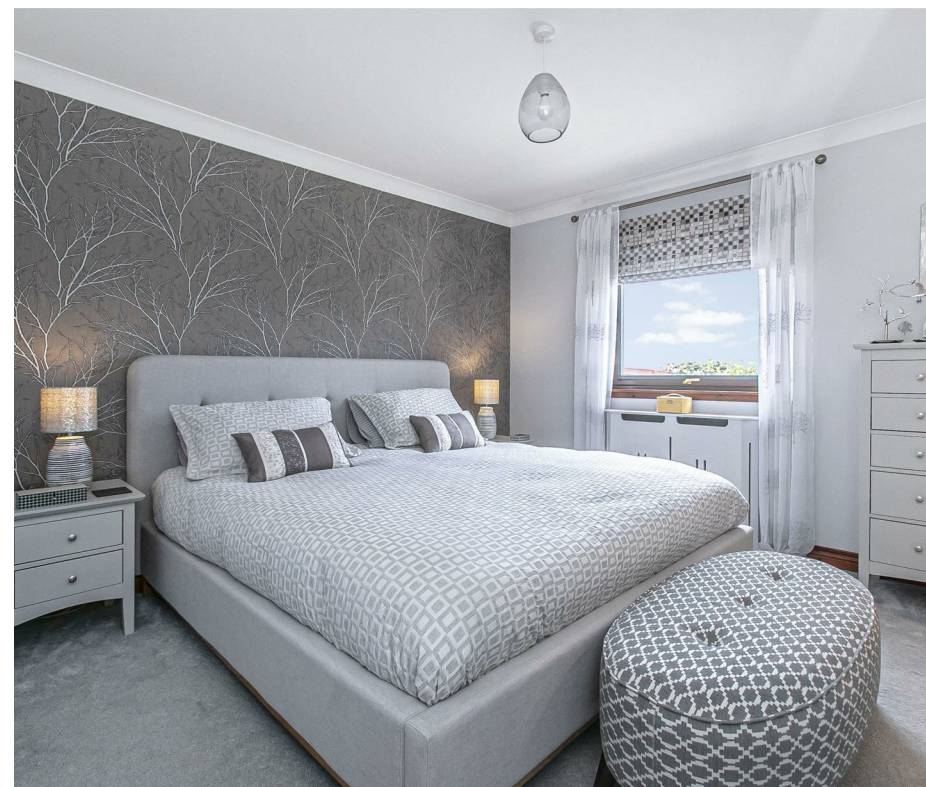




The Heathery is one of Dunfermline's most sought after areas with easy access to motorway network and schooling. This executive estate is highly sought after and this family villa is deceptively spacious having been converted from a bungalow to a five bedroom home over two levels. The property is a credit to the present owners and is offered in move in condition with quality fixtures and fittings throughout. The landscaped gardens benefit from a southerly aspect and are fully enclosed providing a child and pet safe environment with patio and seating areas together with BBQ hut. An excellent entertaining home which is easy to maintain. The subjects briefly comprise entrance vestibule, split level lounge/diningroom, stylish fitted kitchen and family area, five bedrooms (all with built in storage) with two en-suites facilities and family bathroom. This is a truly lovely home with single garage and driveway with ample visitors parking. The property is double glazed with gas central heating and underfloor heating in some rooms.







## LOCATION

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.

## EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings (excluding lounge light fitting, this will be replaced) together with integrated appliances.

Some furniture/non integrated appliances up for negotiation.

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.







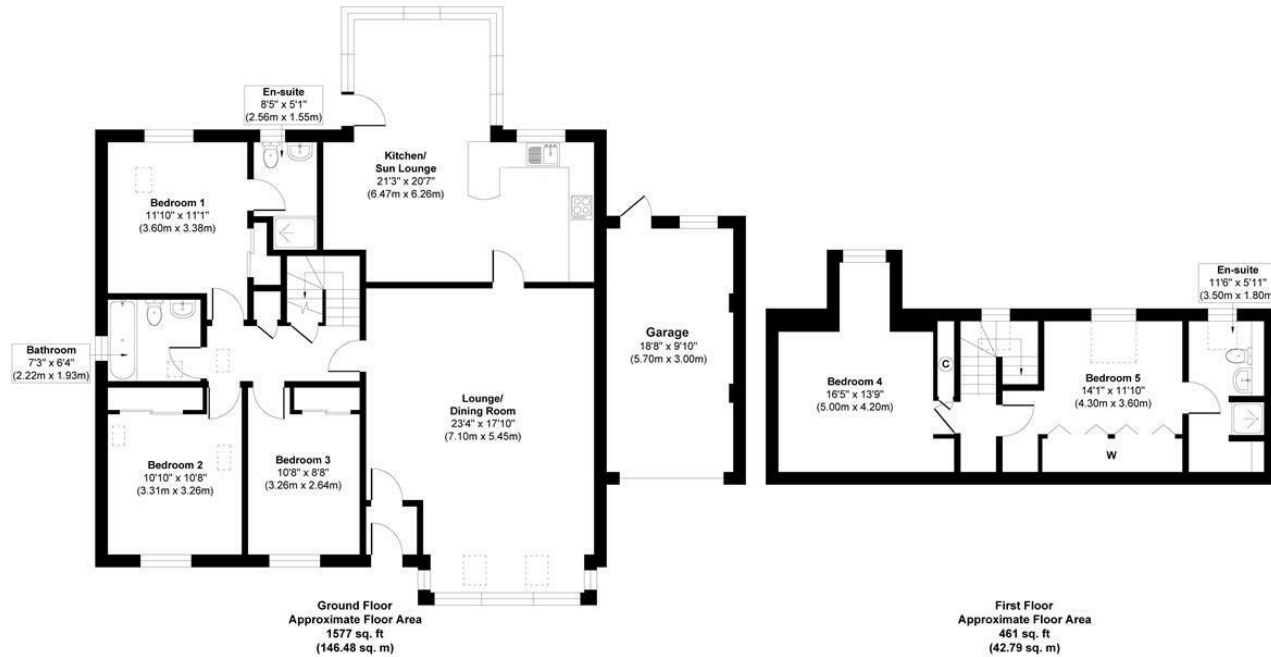








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Approx. Gross Internal Floor Area 2038 sq. ft / 189.27 sq. m

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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.