

**Morgans**

PROPERTY

86 Swift Street, Dunfermline, KY11 8ZL

Offers Over £199,950







Absolutely lovely semi detached villa in modern exclusive estate off Linburn Road, with all shopping and schooling within a two minute walk away. The property is offered in move in condition with good outdoor space to the rear fully enclosed providing a child and pet safe environment. Patio and raised decking area with double driveway and ample visitors parking. The subjects briefly comprise entrance hall, storage, w.c facilities, lounge/diner with French doors to garden and fitted kitchen with appliances. On the upper level there are three bedrooms with bathroom and overhead shower. Access to attic. The property is double glazed with gas central heating.





## LOCATION

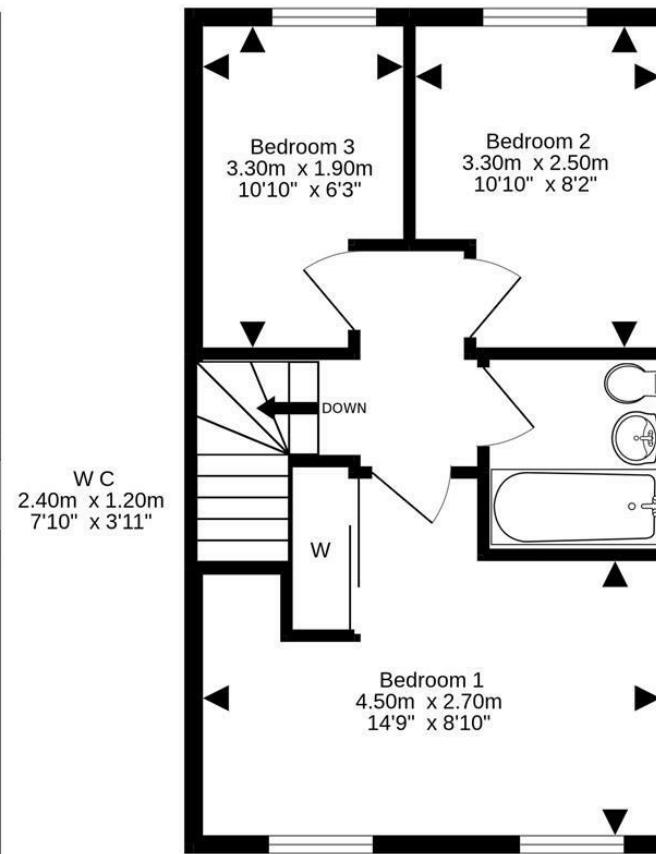
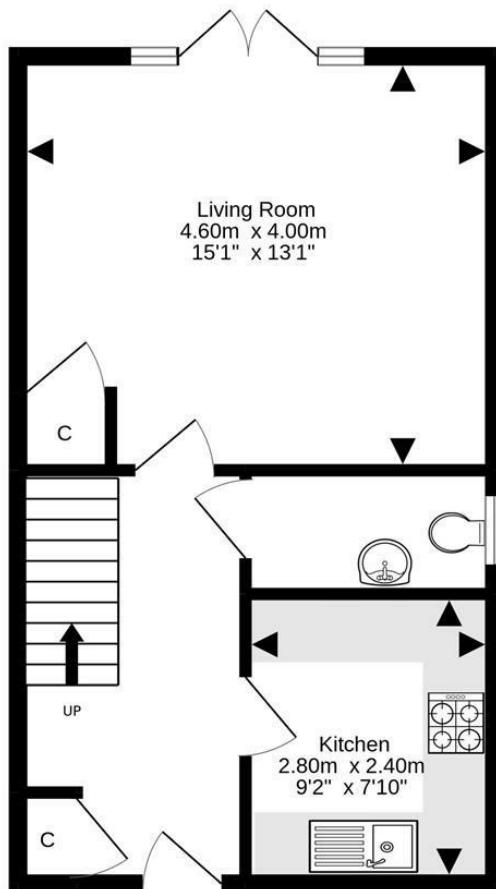
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace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

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







For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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