



81 Scotland Drive, Dunfermline, KY12 7TW  
Offers Over £350,000











CLOSING DATE SET FOR WEDNESDAY 14TH JUNE 2023 @ 12 NOON - We are delighted to bring to the market this substantial family villa occupying an enviable plot with generous grounds and outdoor space. The property is well presented and flexible briefly comprising entrance vestibule, reception hall, lounge, dining room, kitchen leading to garden room, bedroom and shower room on the ground floor. On the upper level there are four double bedrooms and four piece family bathroom. Access to attic and excellent storage. The well maintained gardens are enclosed to the rear providing a child and pet safe environment with seating and patio areas. Due to the property being in an elevated position there are fabulous views over the city and towards the Forth Bridges. The property is double glazed with gas central heating. The driveway gives access for several vehicles leading to single garage.







## LOCATION

The ancient capital of Dunfermline won its bid to have official city status 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.

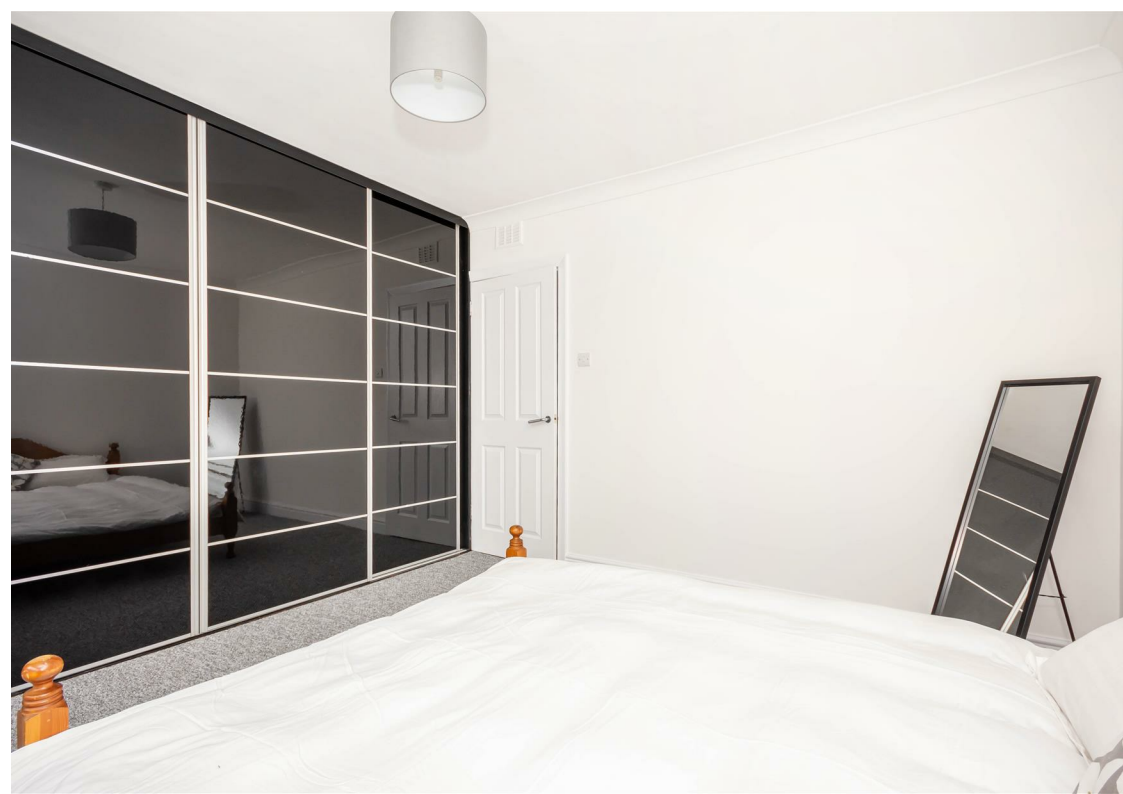
## EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, 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 to the interlinked system installed in this property.



















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



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PROTECTED

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.