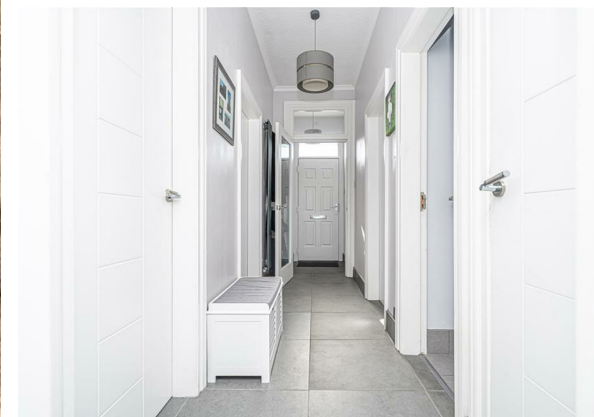




Morgans

PROPERTY

40 Pitbauchlie Bank, Dunfermline, KY11 8DP

Offers Over £385,000







****CLOSING DATE WEDNESDAY 24 JULY 2024 @ 12 NOON**** We are delighted to bring to the market this extended detached period dwellinghouse situated in one of Dunfermline's sought after locations with lovely views towards the City Centre, Dunfermline Abbey and Forth Bridges from the upper level. The property is enviably positioned at the end of the cul-de-sac making this a truly idyllic and peaceful setting. The gardens and grounds are generous and fully enclosed providing a child and pet safe environment with driveway for several vehicles. There was previous planning permission for a garage to the left of the property for future consideration if required. The grounds are well maintained, mainly laid to lawn with feature decking surrounding, an excellent entertaining home. The property is deceptively spacious with the large extension which forms the open plan kitchen/dining and family area with bi-fold doors opening out onto the patio. The accommodation is beautifully presented with high specification fixtures and fittings throughout. The subjects briefly comprise entrance vestibule, reception hall, front facing lounge or further fifth bedroom, bespoke Schueller kitchen with under floor heating and high end integrated appliances with Corian worktops. The glass Cupola has self cleaning glass (rain and sunlight break down the deposits). There are a further three bedrooms and shower room on the ground floor with additional w.c facilities. The master bedroom with fitted wardrobes and contemporary en-suite with under floor heating completes the accommodation.





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. There are regular and convenient bus services both local and national. Please note the bus route at Pitbauchlie Bank goes to Dollar Academy.

EXTRAS INC. IN SALE/ GENTS NOTE

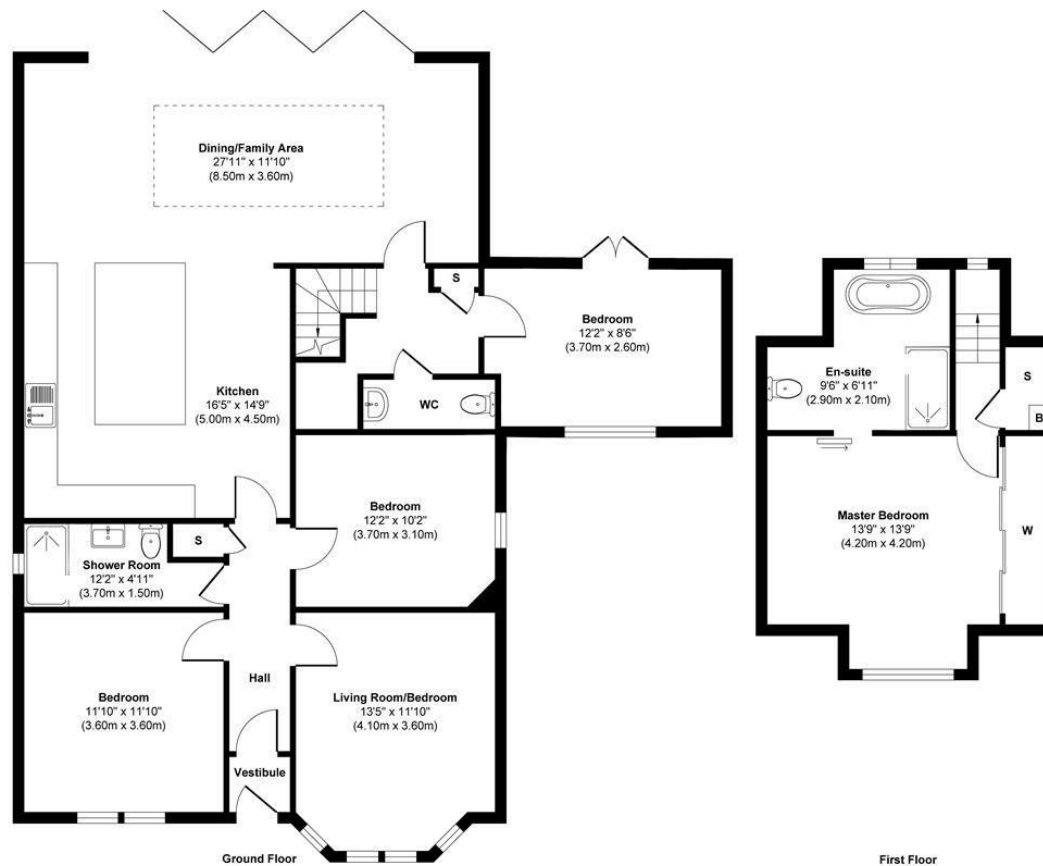
All floor coverings, blinds, bathroom and light fittings together with integrated appliances. Please note additional features are bluetooth/demist mirror in en-suite and shower room. The bi fold doors have internal blinds that can be raised and lowered. Siemens ovens are self cleaning.

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.









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



SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



espc

rightmove

Zoopla.co.uk

onTheMarket.com

s1homes.com

naea | propertymark
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.