

Morgans

PROPERTY

48 Dornoch Place, Dunfermline, KY11 8GX

Offers Over £295,000







We are pleased to bring to the market this excellent family home situated on an enviable plot within a sought after and well established Calais Muir estate. The gardens are beautifully landscaped benefitting from a southerly aspect with summer house and patio area providing an idyllic outdoor haven. The accommodation is a credit to the present owners having been upgraded over the years and briefly comprises entrance vestibule, lounge with space for table and chairs, breakfasting kitchen and utility room with w.c facilities off. On the upper level there are three bedrooms, all with fitted wardrobes, master en-suite and family bathroom. Access to floored attic. There is a driveway to front with parking for several vehicles leading to single garage. 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 / AGENTS NOTE

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

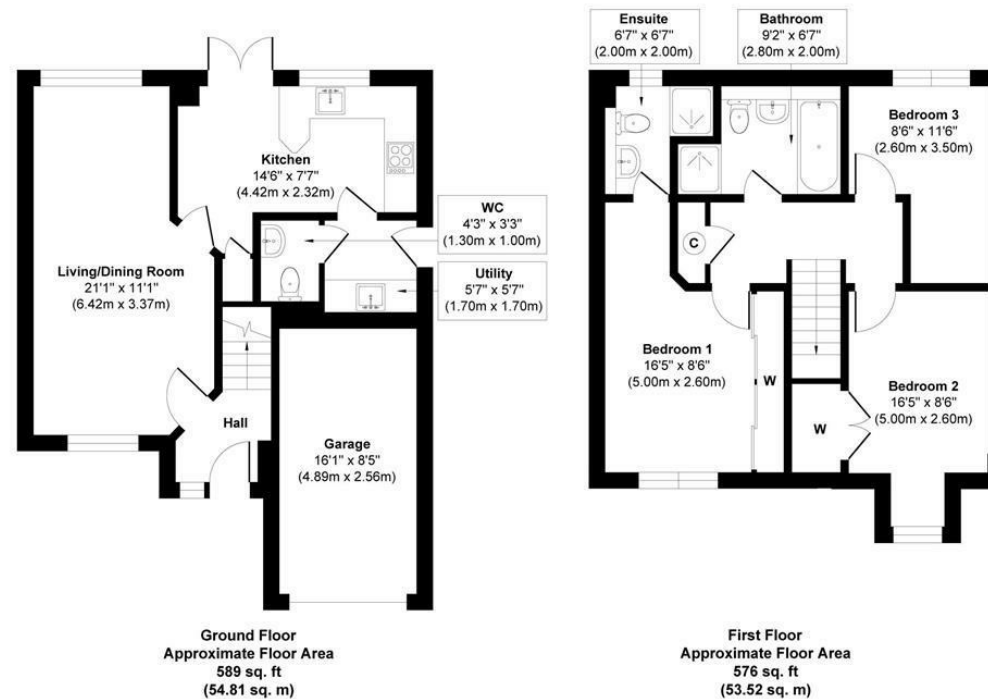
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given to the interlinked system installed in this property.







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Approx. Gross Internal Floor Area 1165 sq. ft / 108.33 sq. m
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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.