



Morgans

PROPERTY

9 Duloch Home Farm
Aberdour Road, Dunfermline, KY11 8ZP

Offers Over £319,995



DESCRIPTION

Absolutely stunning executive steading conversion spread over two levels situated within the private estate of Duloch Home Farm. This substantial end terraced dwelling house is finished to the highest specification of fixtures and fittings and is a credit to the present owners with many attractive features throughout and is offered in move in condition. The subjects comprise reception hall, lounge, dining kitchen, double bedroom, and downstairs shower room. On the upper level there are three double bedrooms with master en-suite and four-piece family bathroom. The property benefits from private driveway and parking for several vehicles. There are fully enclosed easy to maintain gardens to the rear providing a child and pet safe environment. A detached feature summerhouse is included in the sale and is flexible as a home office or gym, an ideal home for entertaining. The property is double glazed with gas central heating.

- Reception Hall
- Lounge
- Dining Kitchen
- Four Bedrooms
- Four Piece Bathroom
- Master En – Suite
- Shower Room
- Gardens
- Summerhouse
- Driveway
- GCH / DG
- EPC RATING B





LOCATION

The Royal Burgh 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 town, 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 associated with a modern town. 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.

MEASUREMENTS

LOUNGE 18'1 x 13'1

KITCHEN 18'8 x 13'9

SHOWER ROOM 7'10 x 5'11

MASTER BEDROOM 14'5 x 13'1

ENSUITE 7'3 x 6'3

BEDROOM 2 14'1 x 10'10

BATHROOM 9'2 x 8'6

BEDROOM 3 12'2 x 11'2

BEDROOM 4 13'5 x 11'10

SUMMER HOUSE 12'6 x 8'6

EXTRAS INC. IN SALE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances and summerhouse. Hot tub by negotiation.

VIEWINGS

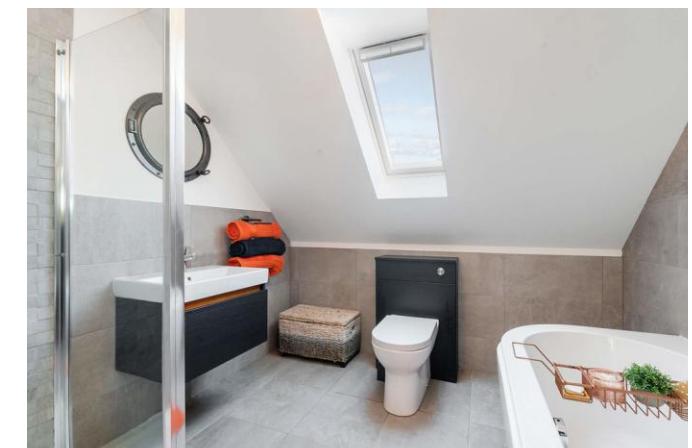
Viewings by appointment via Morgans 01383 620222.

TRAVEL DIRECTIONS

Using Google Maps, enter the property postcode KY11 8ZP, follow the directions and take the first farm road on the right just prior to Meadowlands development by Taylor Wimpey, number 9 will be indicated by our For Sale Board.

MORGANS PROPERTY PACKAGE

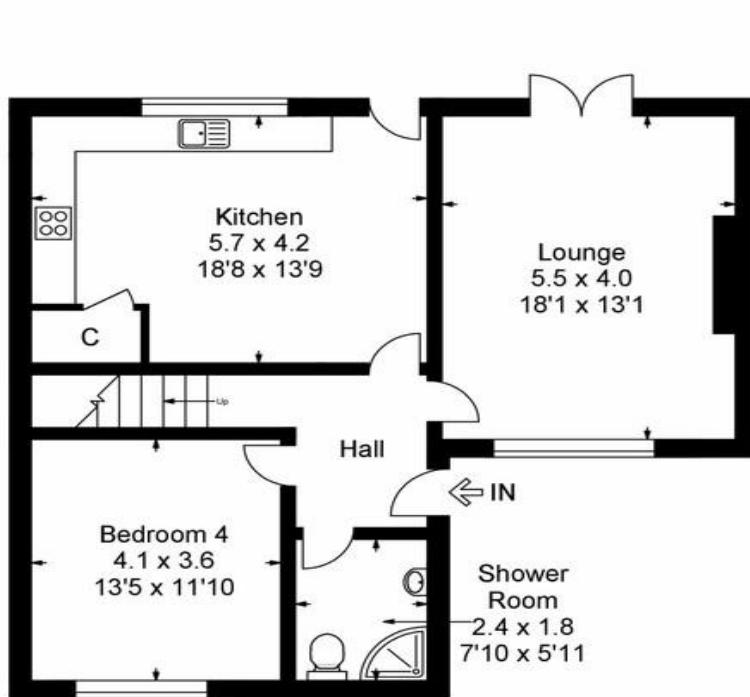
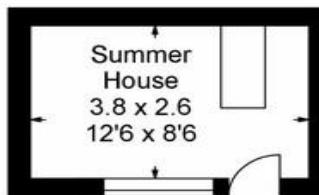
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222 or Kinross Office on 01577 863424.



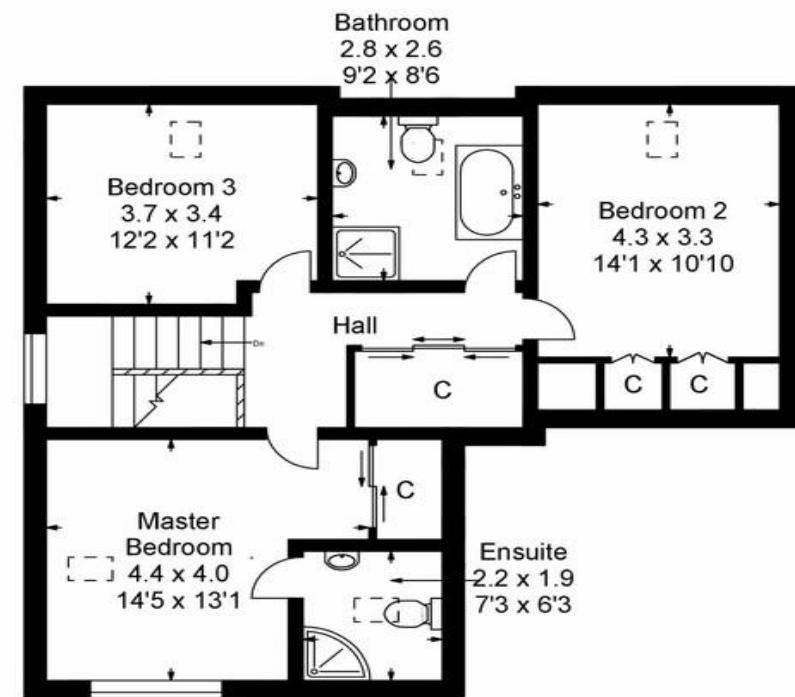








Ground Floor



First Floor



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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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.