

Morgans

PROPERTY

3 Hillview Court, Dunfermline, KY12 0WP

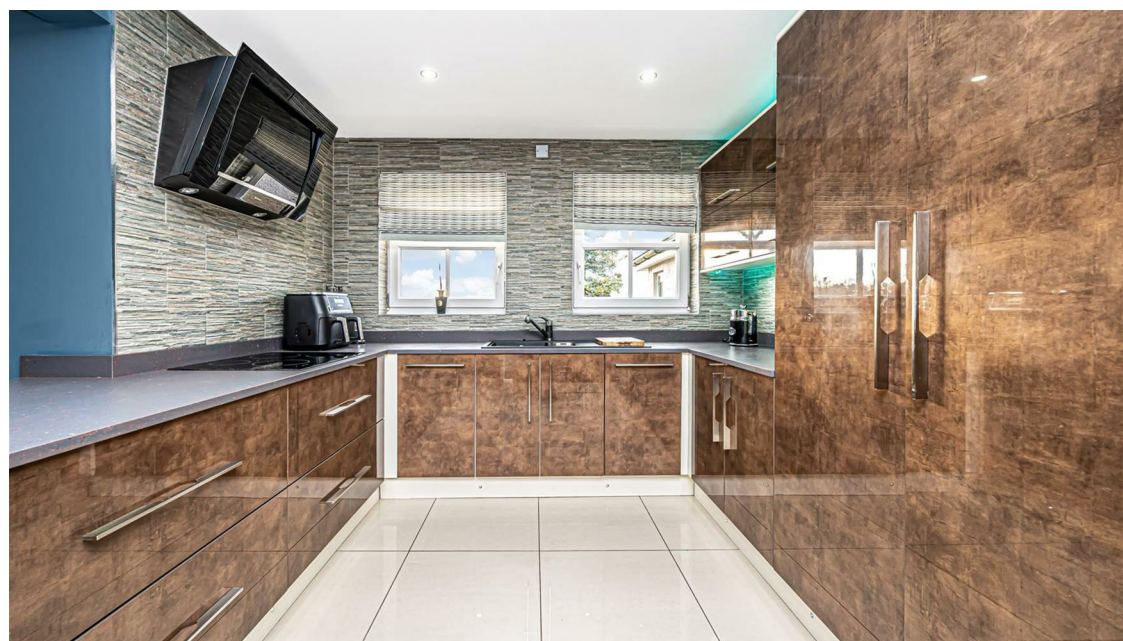
Offers Over £415,000

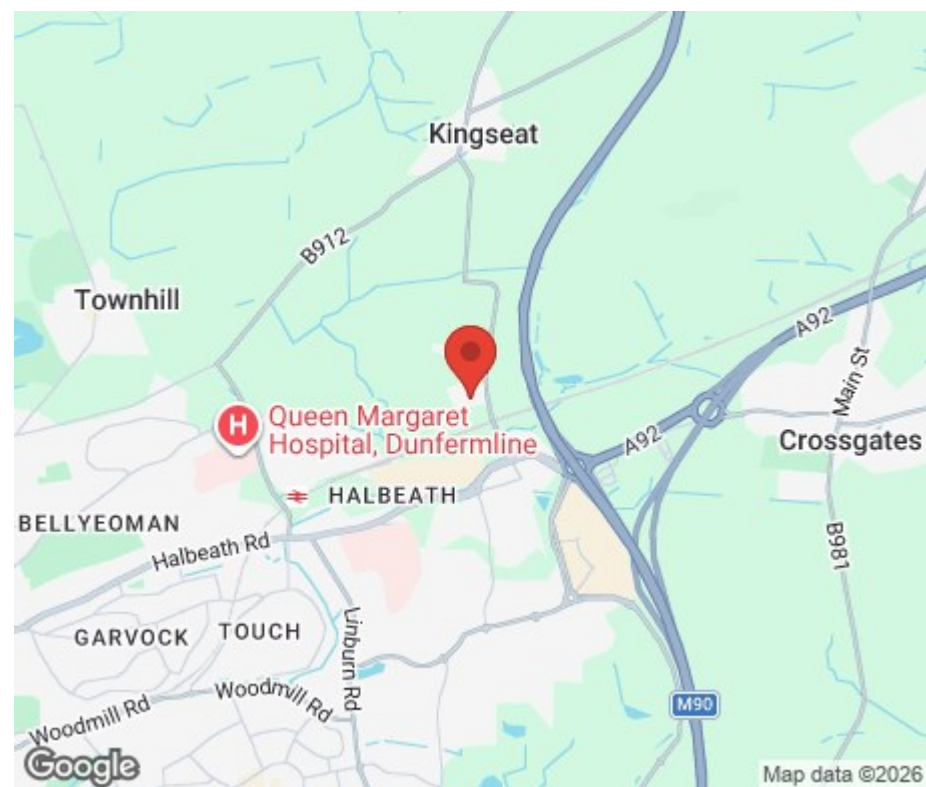






We are delighted to be marketing this immaculately presented and substantial executive villa located within an exclusive development of quality homes built by Taylor Woodrow, situated in a quiet cul-de-sac within one of Dunfermline's most sought after estates. The property is a credit to the present owners and has been upgraded with quality fixtures and fittings throughout, providing generous family sized accommodation with beautiful landscaped gardens and excellent outdoor space. The garden benefits from a southerly aspect with views to the south and beyond. The subjects briefly comprise entrance reception hallway with storage, lounge with newly fitted media wall and french doors to rear garden, open plan kitchen and dining room, family room/bedroom 5 and guest cloakroom. On the upper level there is master bedroom with stunning en-suite of free standing bath and walk in shower, second bedroom with en-suite, two further bedrooms and family bathroom. Excellent storage throughout. Large driveway leading to double garage. An energy efficient Heat Source central heating system and solar panels have been installed and property is double glazed throughout.





LOCATION

The property forms part of a small residential development on the north side of the village of Halbeath which adjoins the eastern outskirts of Dunfermline. 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

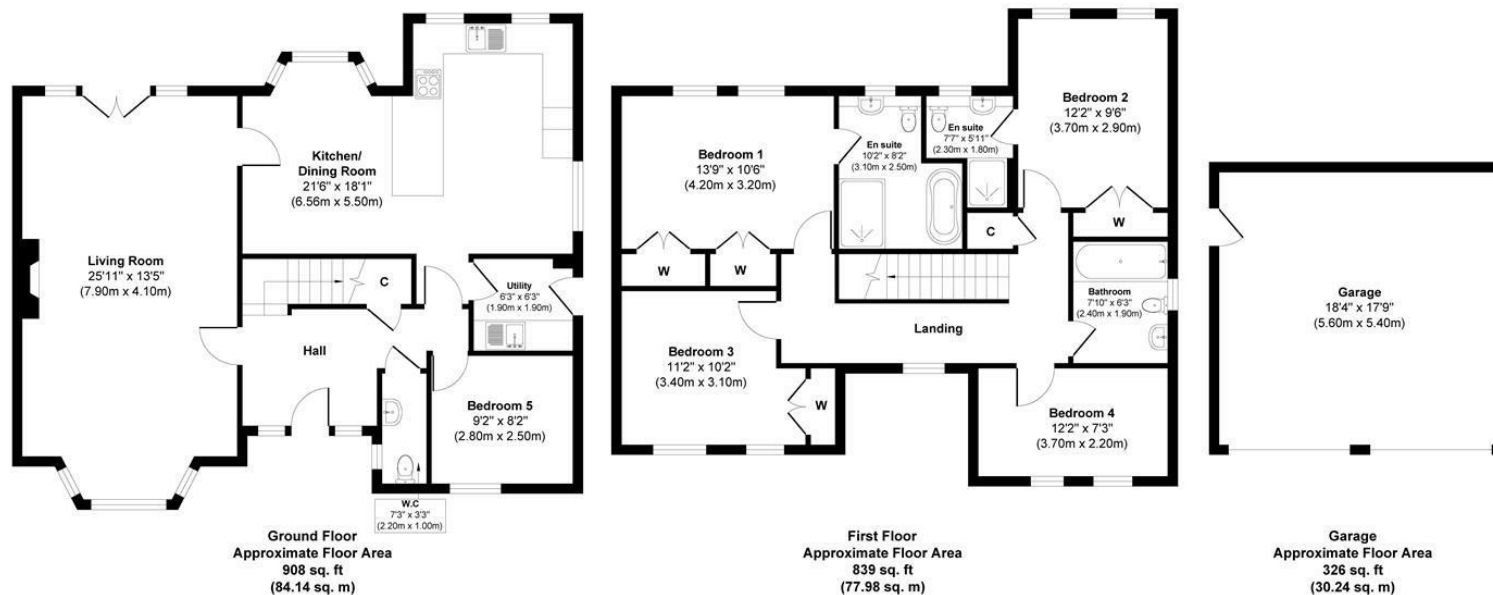
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

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.









Approx. Gross Internal Floor Area 2073 sq. ft / 192.36 sq. m (Including Garage)

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.