



**Morgans**

PROPERTY

46 Birch Grove, Dunfermline, KY11 8BE

Fixed Price £225,000



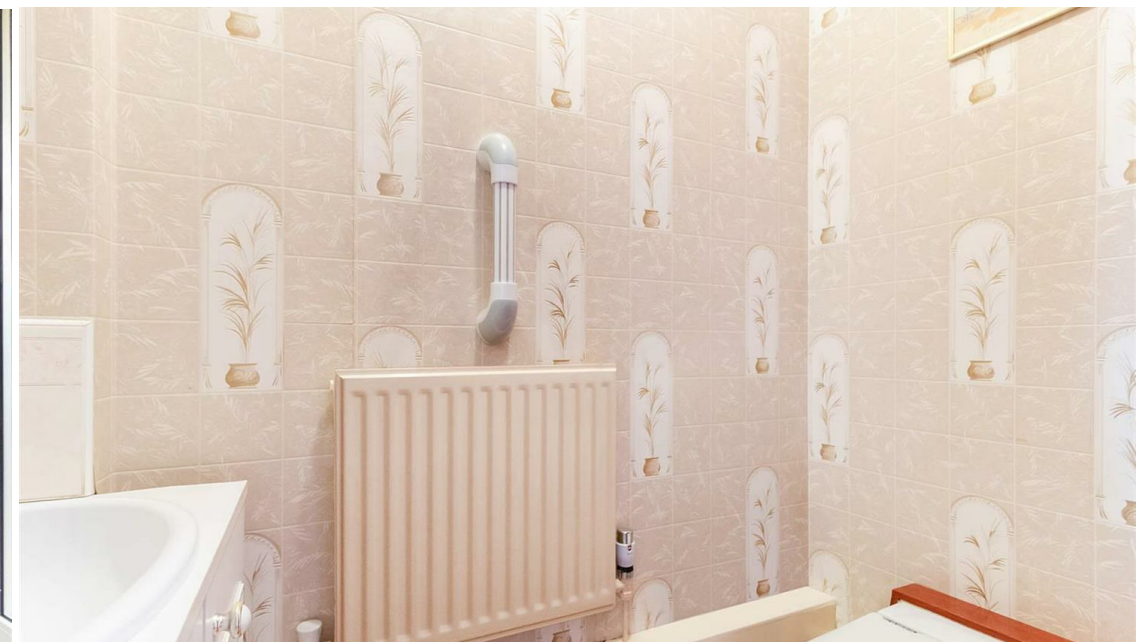








Excellent family home situated within a quiet grove/crescent in the ever popular Pitcorthie Estate close to motorway network and all local amenities and schooling. The property is well presented with good storage and attic space. It briefly comprises entrance hall, w.c, lounge, dining room, kitchen and conservatory. On the upper level there are three bedrooms and bathroom. There are well maintained gardens to the front and rear fully enclosed providing a child and pet safe environment. Double monobloc driveway leads to tandem garage and shed. The property is double glazed with gas central heating. Early entry is available





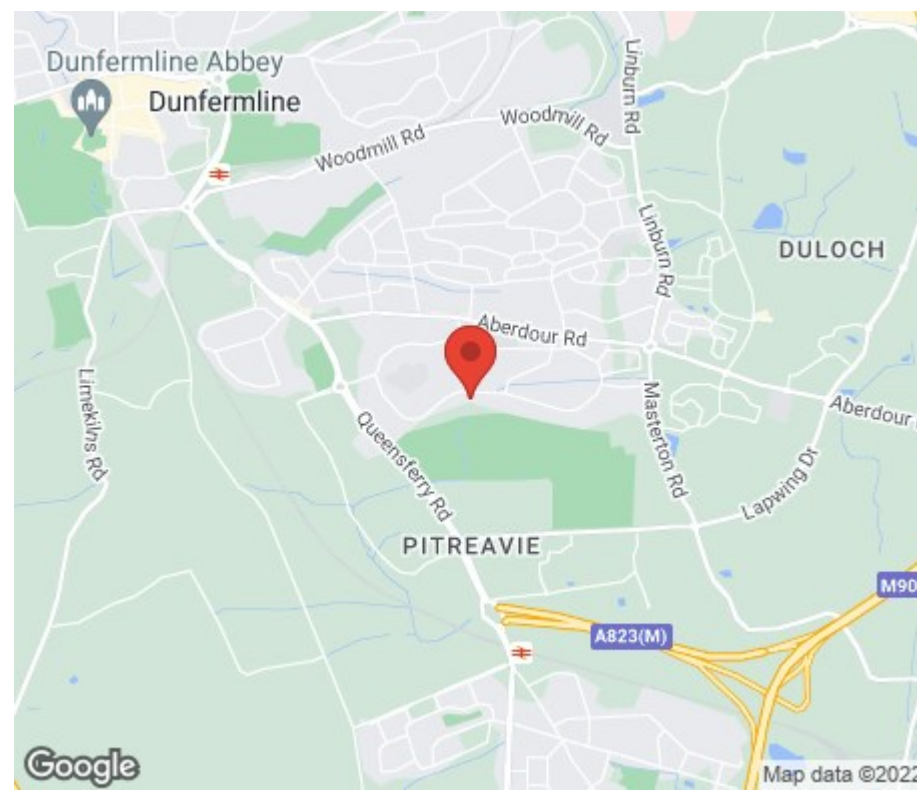


## LOCATION

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

All floor coverings, blinds, bathroom and light fittings together with integrated appliances, all fitted furniture in the main bedroom and garden sheds.







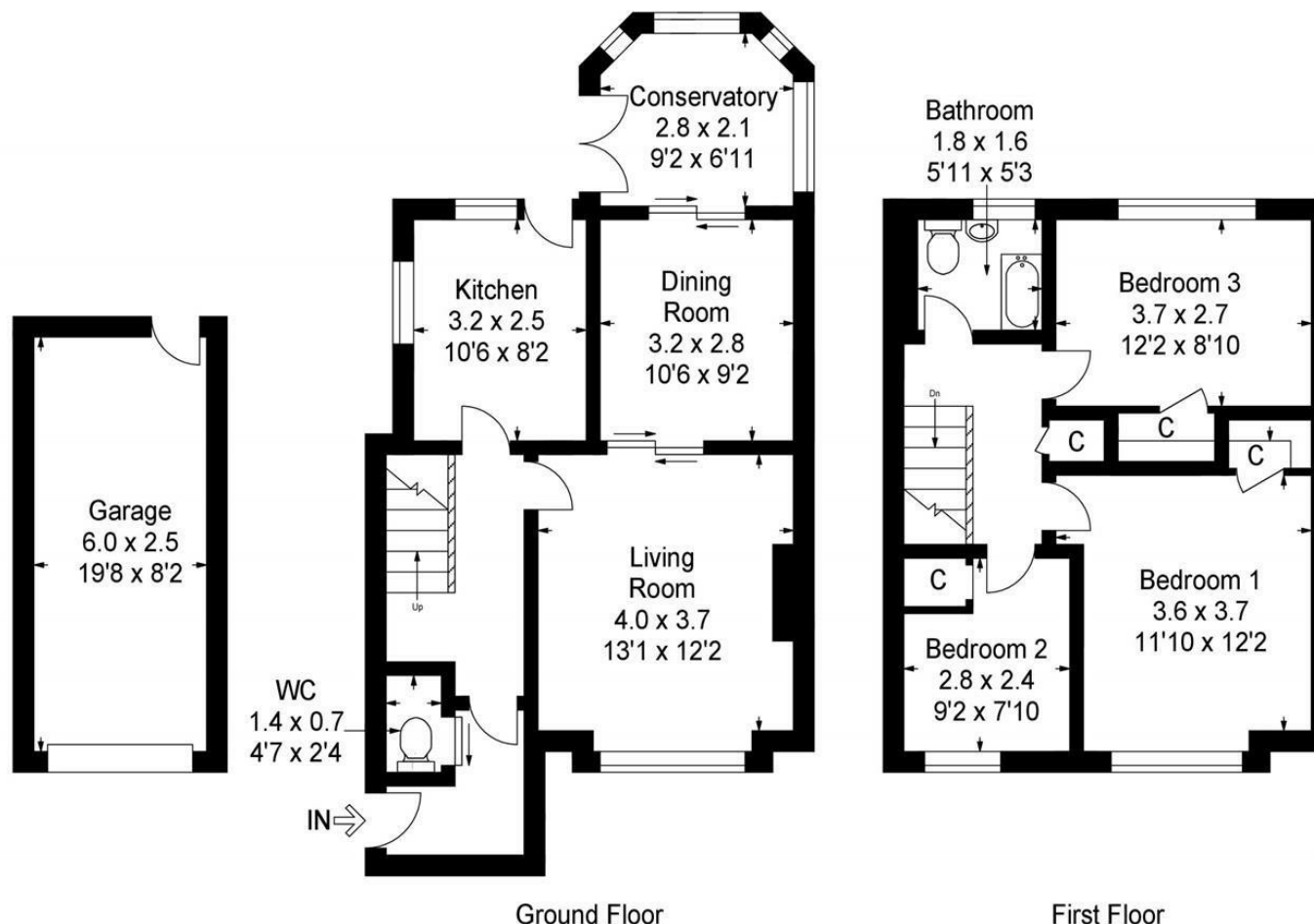












This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces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

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