



Morgans

PROPERTY

33 Eardley Crescent, Dunfermline, KY11 8NE

Offers Over £239,950







CLOSING DATE FRIDAY 27 SEPTEMBER 2024 @ 12 NOON A modern and well appointed detached family villa built by Redrow Homes situated within one of Dunfermline's sought after locations. The property is stylish and well presented throughout and early viewing is highly recommended to appreciate this detached family villa. The subjects briefly comprise entrance vestibule, downstairs wc, lounge leading through to dining kitchen with patio doors leading to rear gardens and integral door to garage. On the upper level there is the master bedroom with modern en-suite facilities, two further bedrooms and family bathroom with overhead shower. There are well maintained and attractive gardens to the front and rear of the property with patio/seating area which are fully enclosed providing a child and pet safe environment. The double driveway gives access to garage. The property is double glazed with gas central heating throughout.





LOCATION

The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honours competition to celebrate the Queen's platinum jubilee. The Royal Burgh 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. 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. Dunfermline 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 rail links to other parts of the UK. There are also regular and convenient bus services both local and national with bus stations available in the centre of Dunfermline and park and ride services available from Halbeath and Inverkeithing.

EXTRAS INC., IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fitting together with integrated appliances and garden shed.

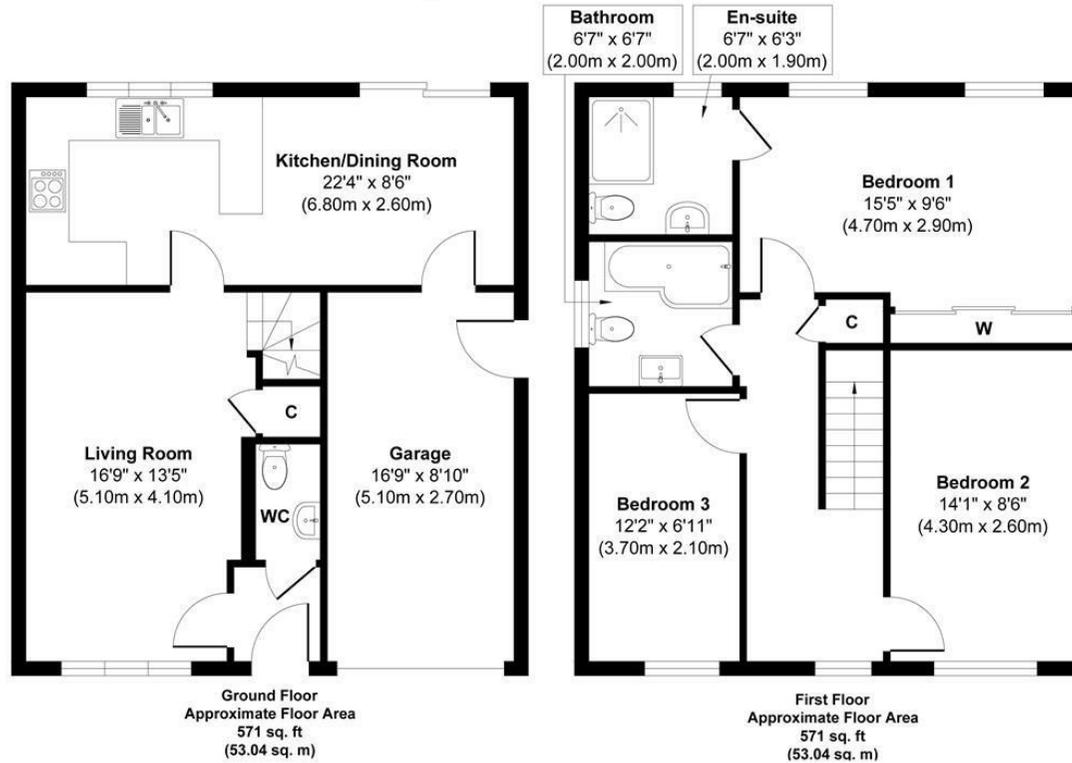
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.







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Approx. Gross Internal Floor Area 1142 sq. ft / 106.08 sq. m

Illustration for identification purposes only, measurements approximate, not to scale. Copyright

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