



**Morgans**

PROPERTY

57 McDonald Street, Dunfermline, KY11 8NG

Offers In The Region £370,000











We are delighted to bring to the market the opportunity to buy this stunning five bed townhouse by Dundas Homes. The property is of generous proportion throughout and offered in nice move in condition. Stylish fixtures and fittings this three storey home is ideal for growing families. The subjects briefly comprise reception hall, w,c, lounge and dining room leading to fitted kitchen and utility room, On the first floor is the master bedroom with dressing room leading to en-suite. Two further double bedrooms with fitted wardrobes. Second floor comprises upper landing which is currently used as a music area leading to two further double bedrooms and shower room. The outdoor space to the rear is fully enclosed providing a child and pet safe environment with feature summer house and patio areas, with well maintained gardens to front and rear. Double driveway leads 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 more modern developments include the 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 other parts of the central belt. It also has 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. 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 summerhouse.

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. The owner will not warrant the working order of the fixtures and fittings or appliances which are included in the sale price or white goods.





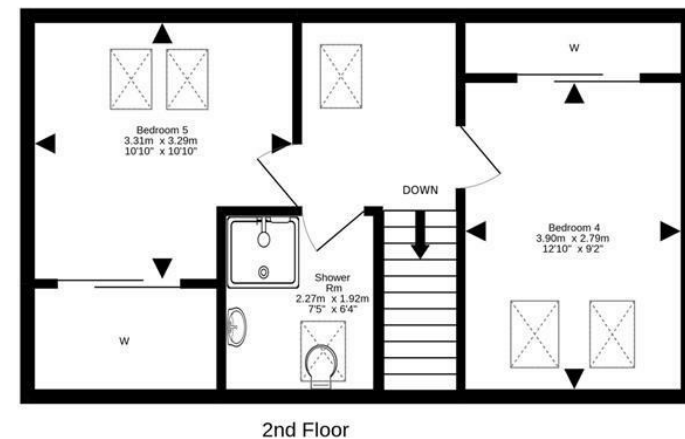
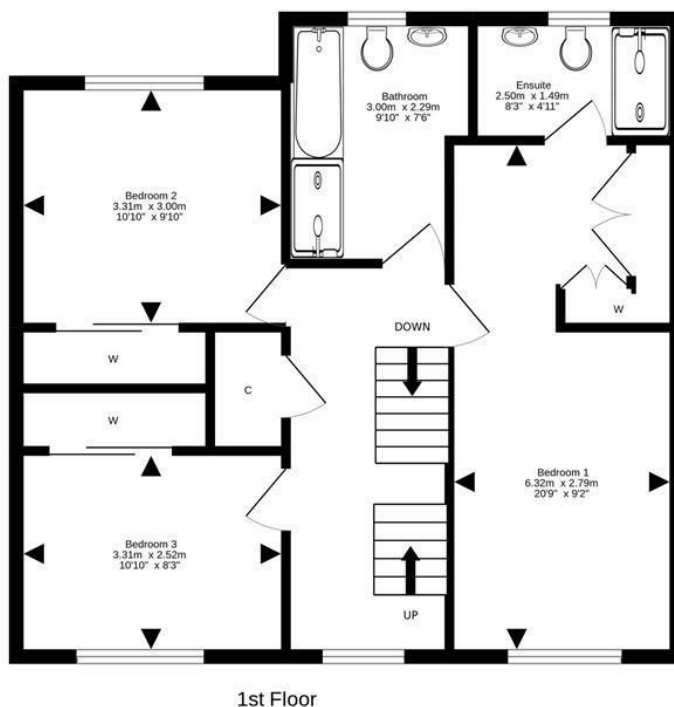
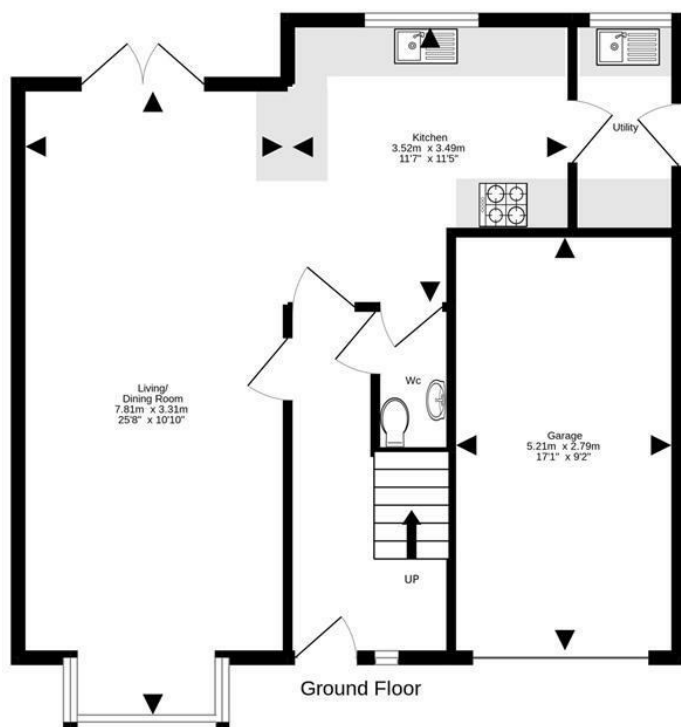












For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
Made with Metropix ©2022



SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

[www.morganlaw.co.uk](http://www.morganlaw.co.uk)



espc

rightmove

Zoopla.co.uk

onTheMarket.com

s1homes.com

naei | propertymark  
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.