

Morgans

PROPERTY

17 Stewart Crescent, Dunfermline, KY11 8NP

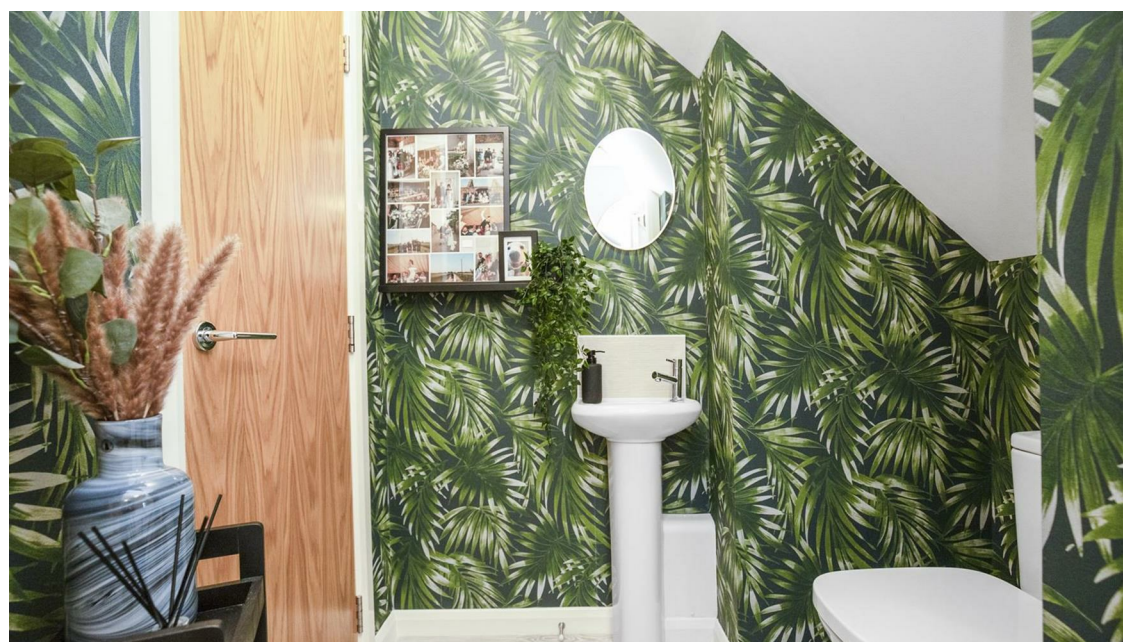
Offers Over £265,000







CLOSING DATE TUESDAY 25 JUNE 2024 @ 2PM We are delighted to be marketing this modern and stylish detached family villa, offered in lovely condition, being a credit to the present owners and situated on a corner plot within exclusive estate. The property benefits from landscaped gardens and excellent outdoor space which is not particularly overlooked, fully enclosed and provides a child and pet safe environment. The accommodation is contemporary throughout and briefly comprises reception hall, w.c facilities, lounge, dining kitchen with integrated appliances and on the upper level there are three double bedrooms, the master bedroom has en-suite facilities and dressing area with fitted wardrobes, the other two bedrooms have built in storage. The family bathroom completes the accommodation. Access to attic. The double driveway leads to single garage. The property is double glazed with gas central heating throughout.





LOCATION

The ancient capital of Dunfermline won its bid to have official city status 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

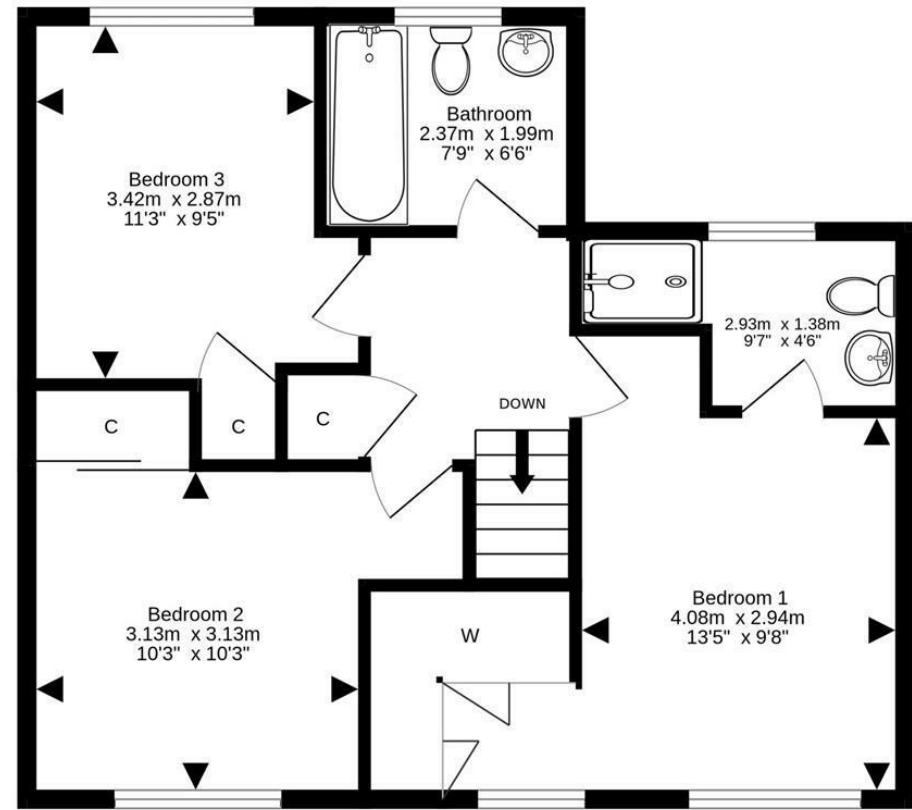
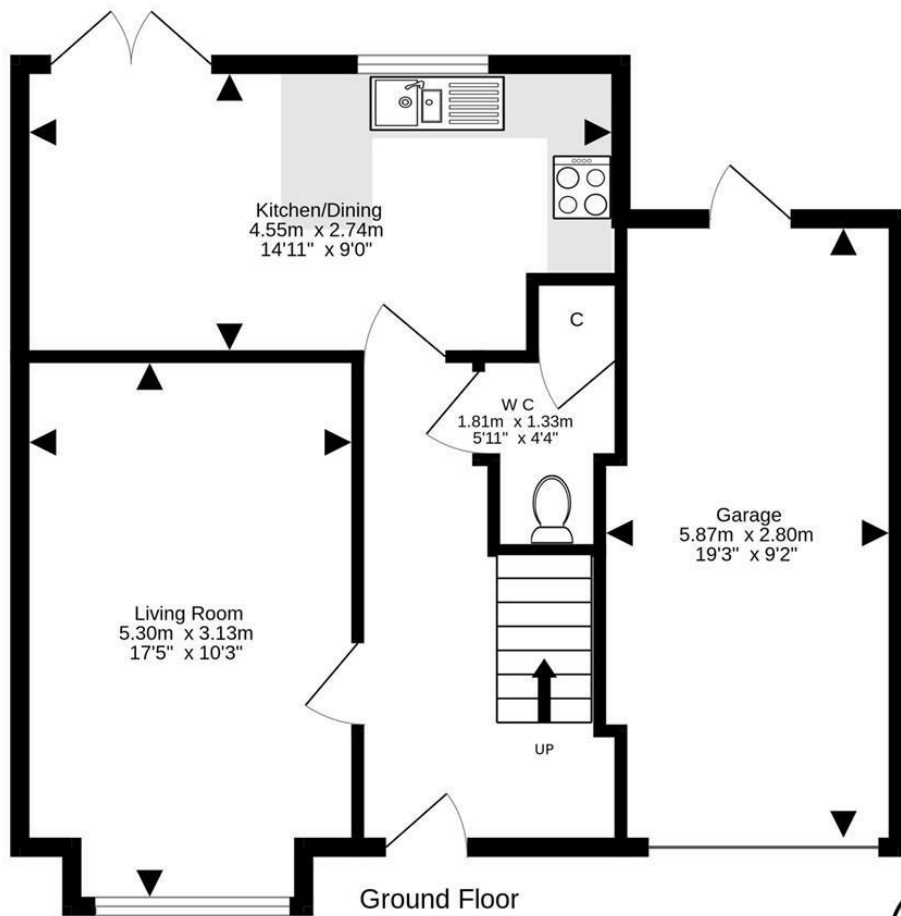
All floor coverings, blinds, bathroom and some light fittings together with integrated appliances.

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.









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.
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SOLICITORS | PROPERTY

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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.