

**Morgans**

PROPERTY

18 Aidan Gardens, Dunfermline, KY11 8ZE

Offers Over £315,000



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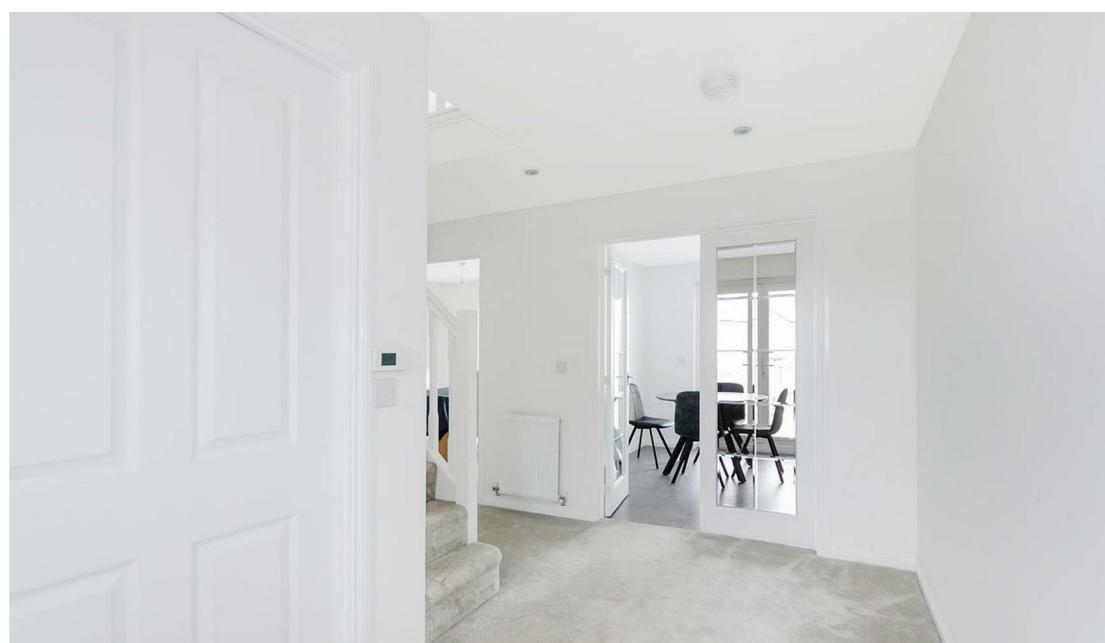


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**\*\*CLOSING DATE WEDNESDAY 10 AUGUST 2022 @ 12 NOON\*\*** This beautifully presented executive family home is situated in a quiet exclusive development within walking distance of schooling and local amenities. The property is a credit to the present owner and offered in move in condition. Generous accommodation briefly comprising : reception hall, w.c, lounge, dining room with French doors, dining kitchen with French doors leading to fully enclosed private landscaped gardens providing a child and pet safe environment with patio area ideal for al fresco entertaining. On the upper floor there are four bedrooms, with master en-suite and family bathroom. Double driveway leads to integrated garage. Gas central heating and double glazing. Essential viewing.





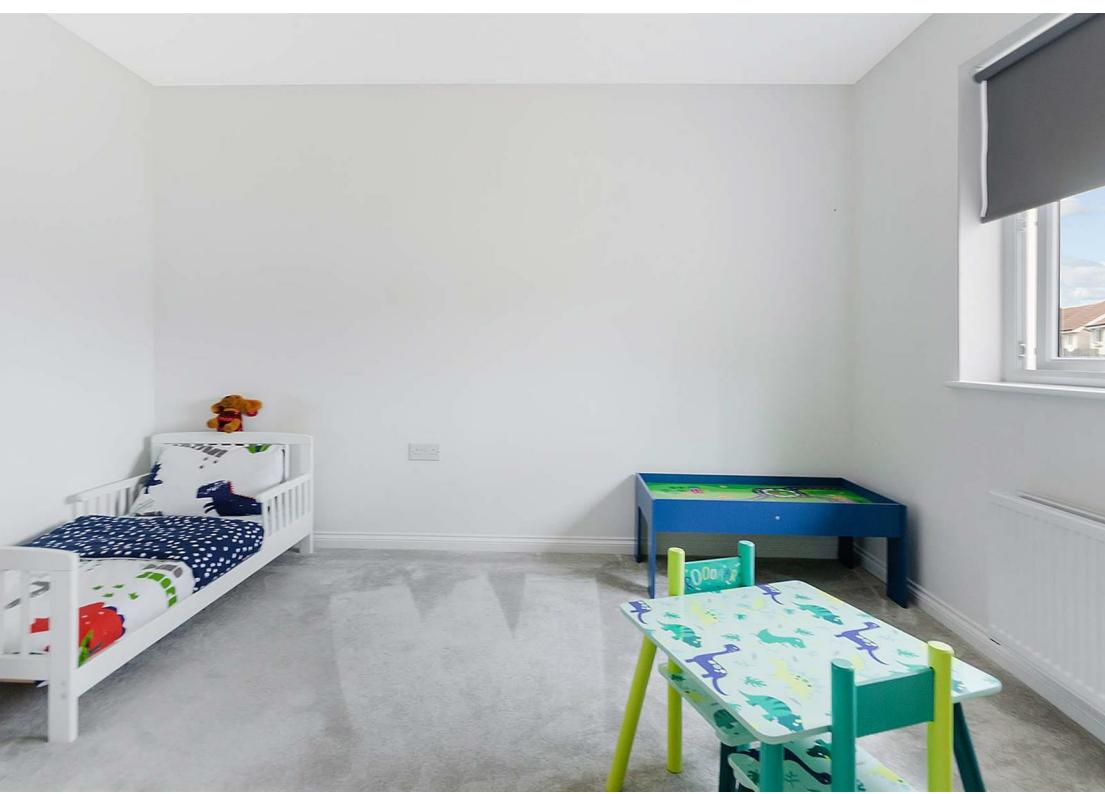
## LOCATION

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.

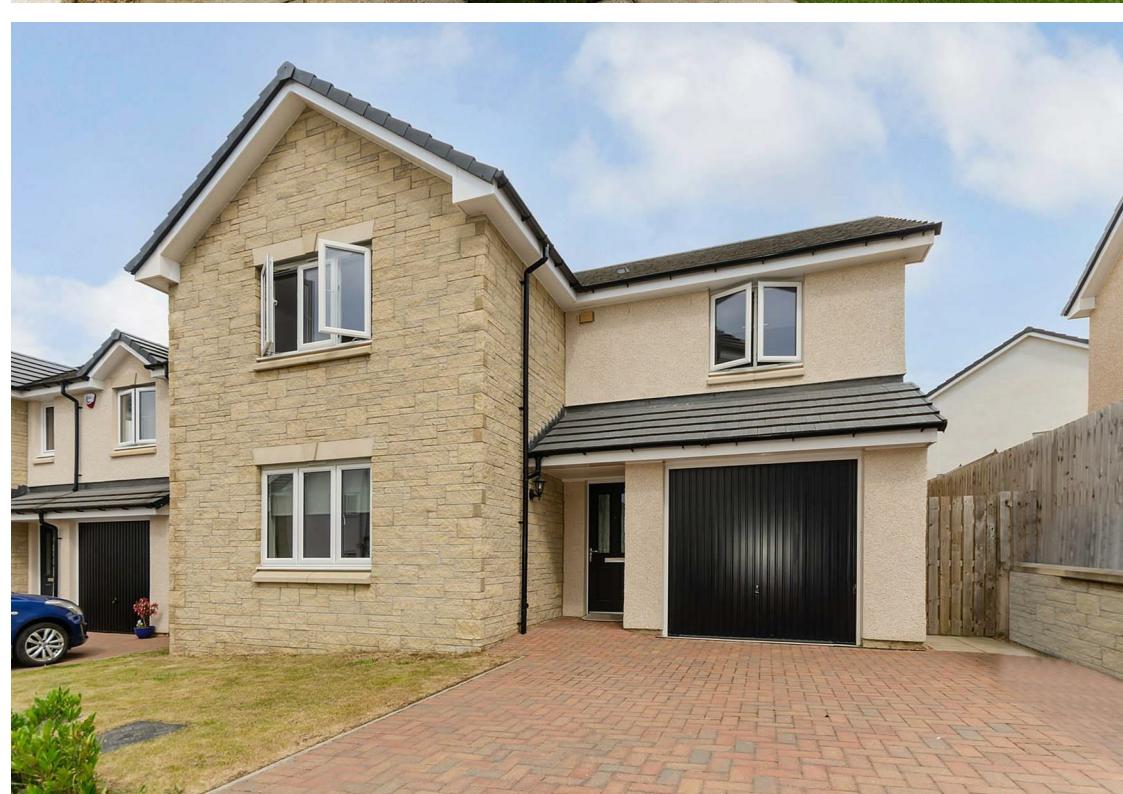
## EXTRAS INC IN SALE

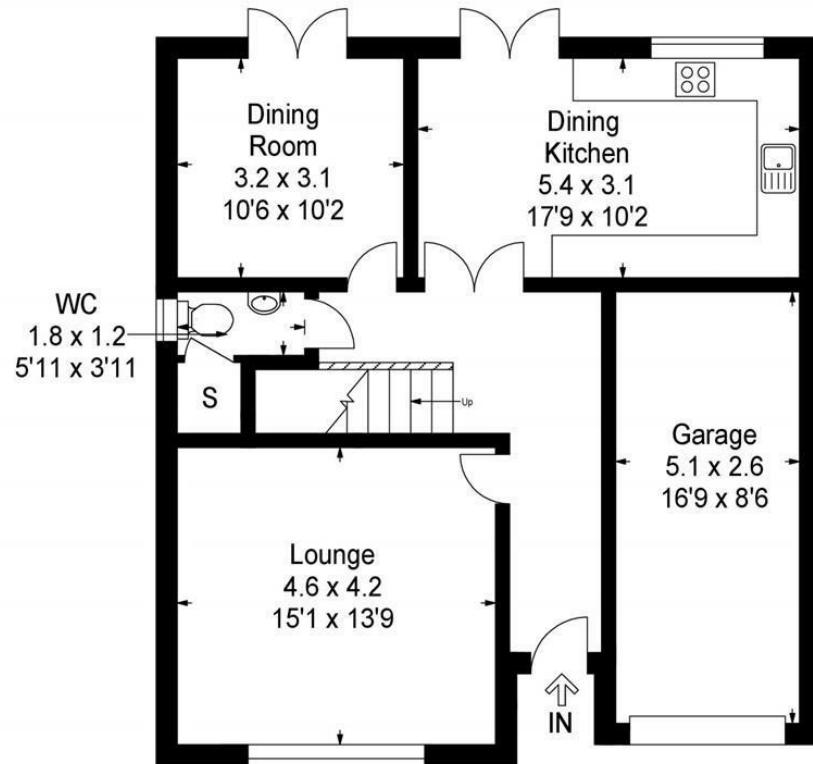
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.



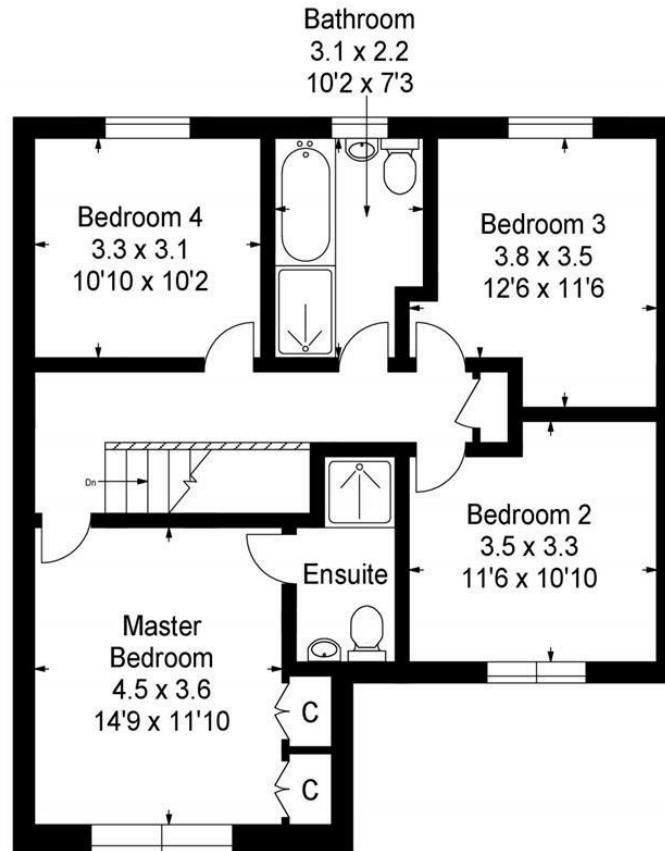








Ground Floor



First Floor



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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