



Morgans

PROPERTY

11 Park Place, Dunfermline, KY12 7QJ

Offers Over £485,000







**** CLOSING DATE THURSDAY 22 FEBRUARY 2024 @ 12 NOON **** Morgans are delighted to present to the market the opportunity to acquire this superb traditional semi detached villa circa 1906, situated within one of Dunfermline's most sought after locations. This substantial period dwelling house is spread over three levels and set within private gardens making an excellent family home. The property is a credit to the present owners who have transformed and renovated the property over the last two years yet retained almost all of the period features including traditional fireplaces, original cornicing and stained glass windows. This highly desirable property is a short walk to the train station and is superb for any commuter to Edinburgh and the central belt, good catchment for local schools and all local amenities The property overlooks the public park. The accommodation briefly comprises entrance vestibule, reception hall, lounge with wood burner, dining room, study, newly fitted stylish breakfasting kitchen with rear hall leading to shower room. On the first floor three double bedrooms one of which leads to dressing room/playroom and bathroom. On the top floor there are a further two double bedrooms. Excellent storage throughout. The property is double glazed with new gas central heating system. There are well maintained gardens to the front and rear providing a child and pet safe environment. A truly idyllic haven with patio area. Ample on street parking.





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/AGENTS NOTE

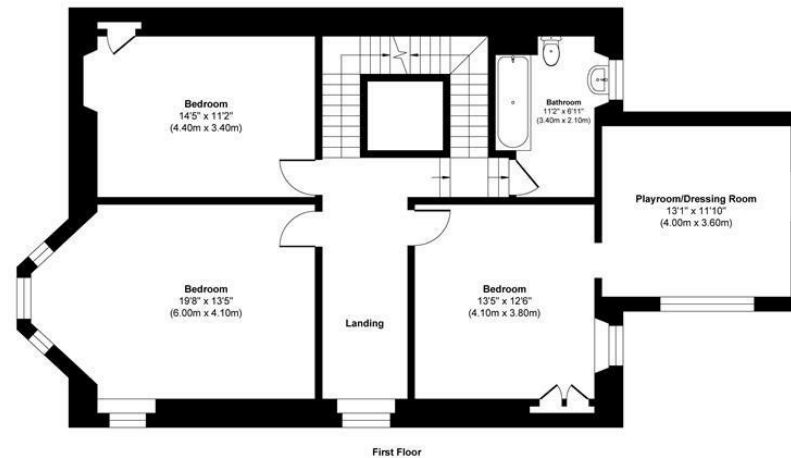
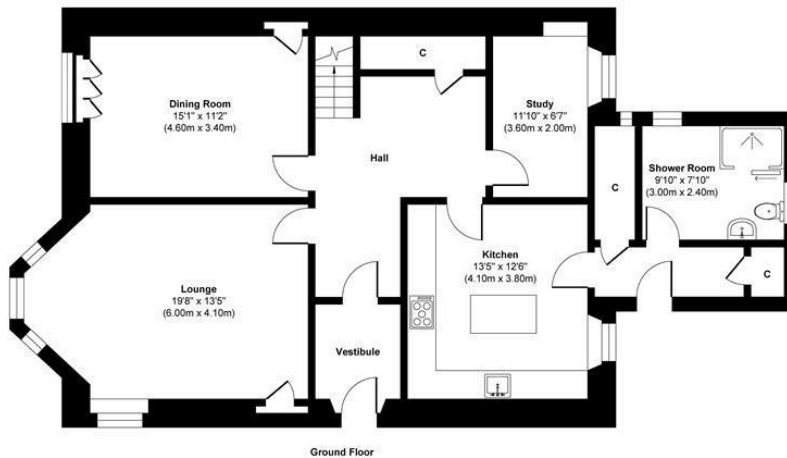
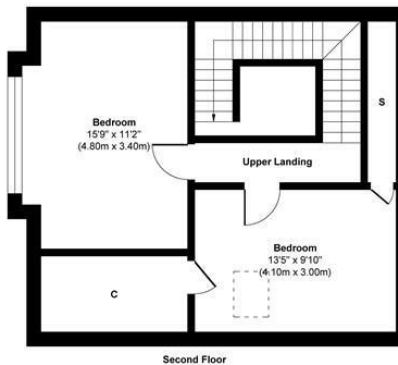
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

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 to the interlinked system installed in this property.









This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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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.