



**Morgans**

PROPERTY

39 Kingfisher Place, Dunfermline, KY11 8JJ

Offers Over £399,950









Absolutely stunning executive detached family villa situated in sought after Duloch location within exclusive development. This particular home is well placed and ideal for families with the small playpark adjacent, schooling and retail all within easy reach. The property is a credit to the present owner being offered in move in condition and presented to "show home" standard. The accommodation is generous throughout and briefly comprises reception hallway, w.c facilities, lounge, dining room, dining kitchen and utility with integral door to double garage. Front facing family room or office with feature garden room overlooking the outdoor areas. On the upper level there are four double bedrooms with master en-suite, Jack 'n' Jill en-suite and family bathroom. Access to attic. There are fabulous landscaped gardens with mature plants, shrubs and trees with raised decking area, an ideal entertaining home which is fully enclosed providing a child and pet safe environment. Double monobloc driveway leads to double garage with electric garage doors. This property is double glazed with gas central heating.







## LOCATION

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.







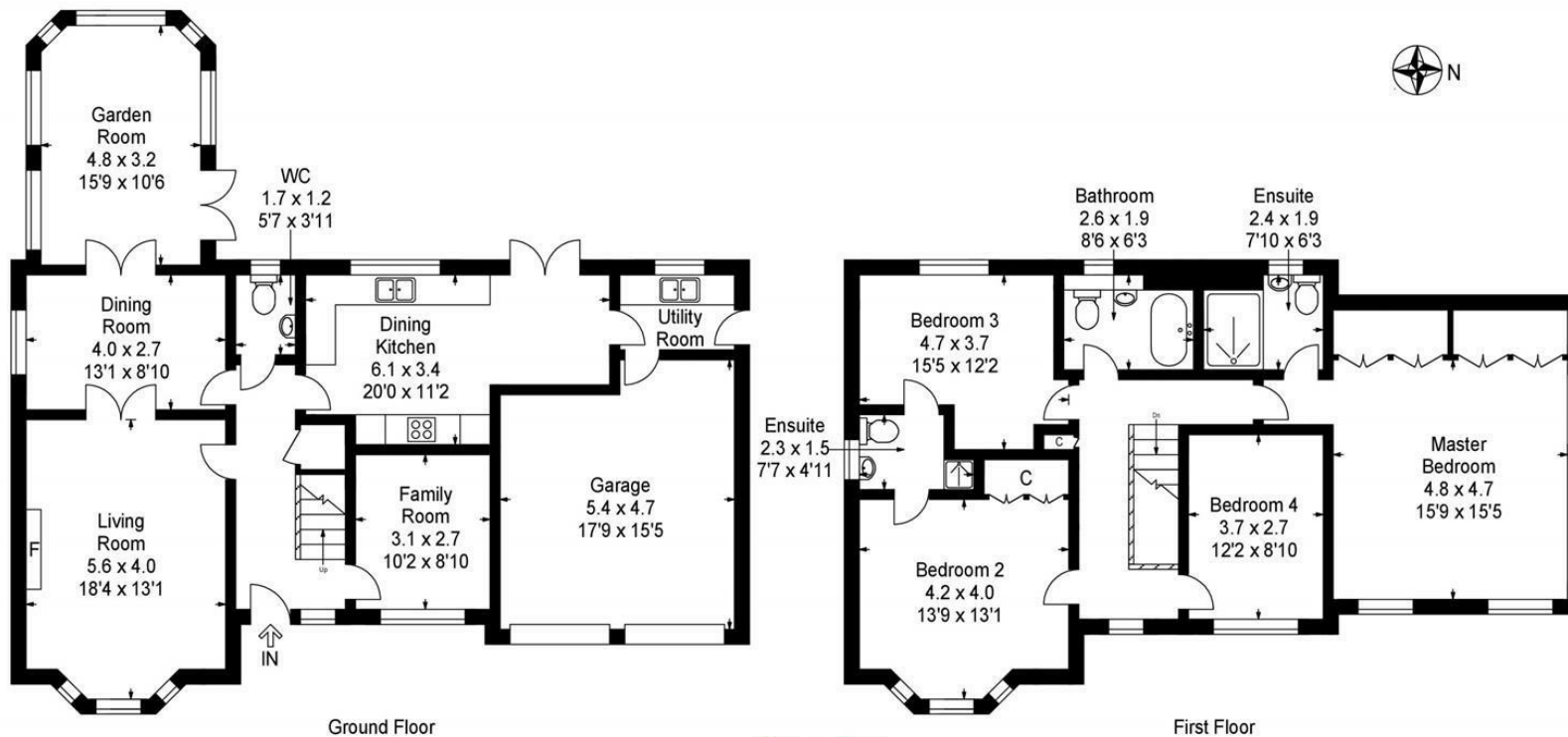












**VistaBee**  
DIGITAL EXTERIOR COLLECTION

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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33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

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



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