

Morgans

PROPERTY

43 Lady Nairne Road, Dunfermline, KY12 9YD

Offers Over £245,000







Deceptively spacious and situated on a generous plot is this detached family villa in what has proven to be one of Dunfermline's highly sought after established estates to the west of the city. All local amenities and schooling within walking distance. The property is well presented and offers excellent accommodation over two levels with driveway giving access for several vehicles, leading to detached tandem garage. The grounds are well maintained and fully enclosed providing a child and pet safe environment with feature decking and patio area. The accommodation briefly comprises entrance vestibule, hallway with understair "dog house", front facing lounge, separate dining room or family room, fitted kitchen, double bedroom with built in wardrobes and family bathroom on the ground floor. On the upper level there are two further double bedrooms with fitted wardrobes and shower room. The property is double glazed with gas central heating.





LOCATION

The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honours competition to celebrate Queen Elizabeth's platinum jubilee. The honour was officially conferred by King Charles in a ceremony in Dunfermline city chambers on 3rd October 2022. The Royal Burgh is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House also reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era. 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, 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 associated with a modern city. The local railway stations provide regular services to Edinburgh with rail links to other parts of the UK. There are also regular and convenient bus services both local and national with bus stations available in the centre of Dunfermline and park and ride services available from Halbeath and Inverkeithing.

EXTRAS INC. IN SALE / AGENTS NOTE

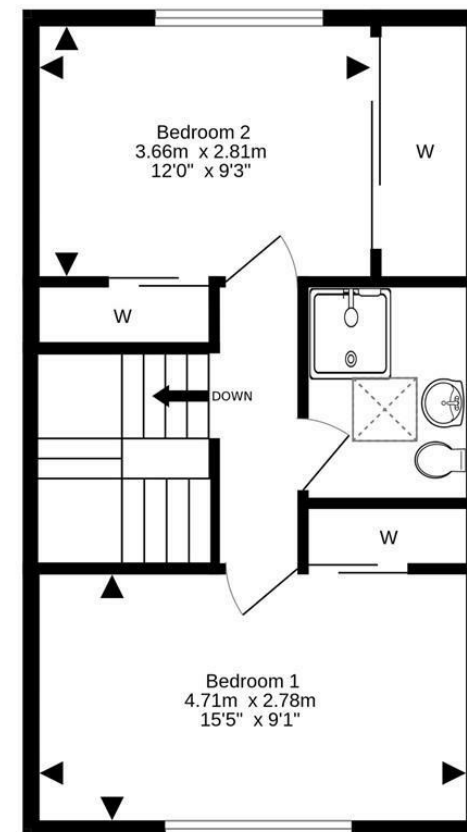
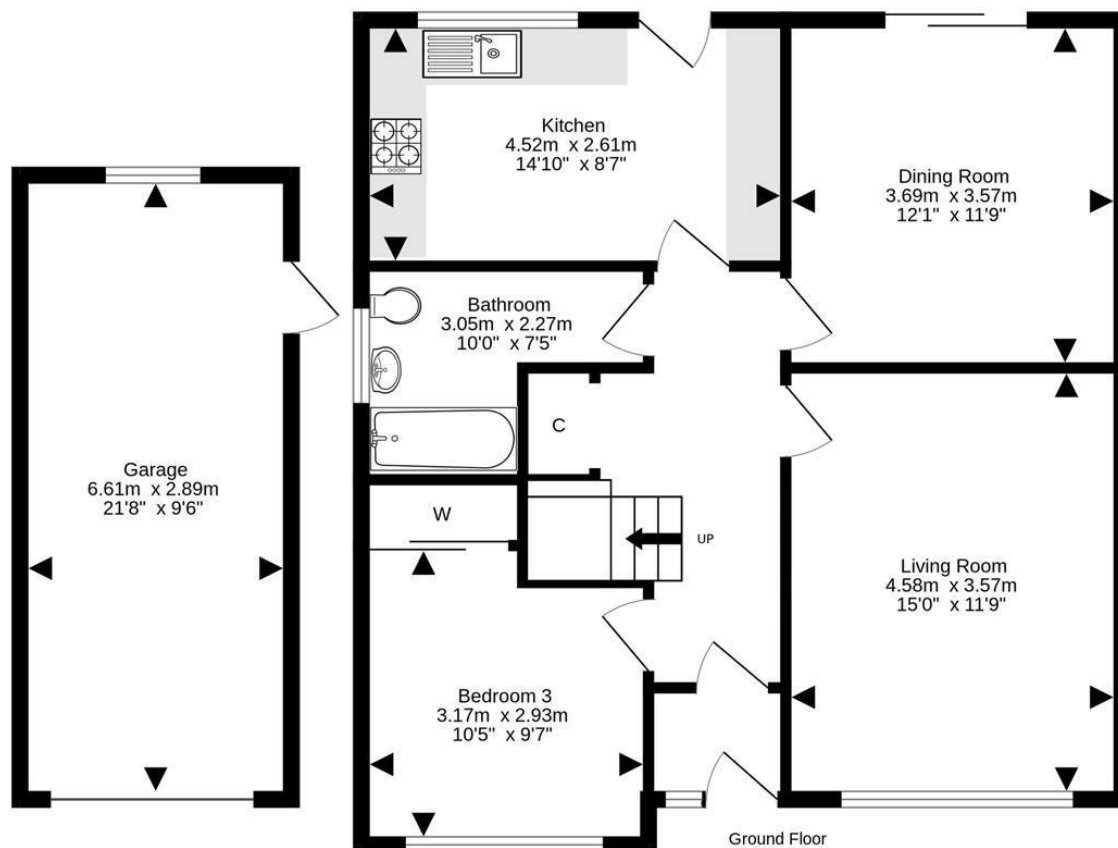
All floor coverings, blinds, bathroom and light fittings together with integrated appliances and garden shed.

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.









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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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.