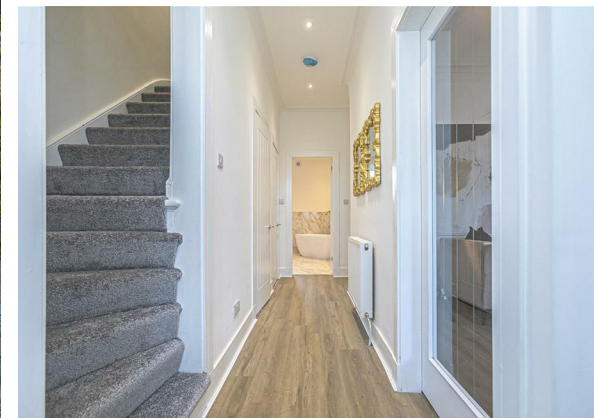




Morgans

PROPERTY

5 Brucefield Avenue, Dunfermline, KY11 4TD

Offers Over £245,000



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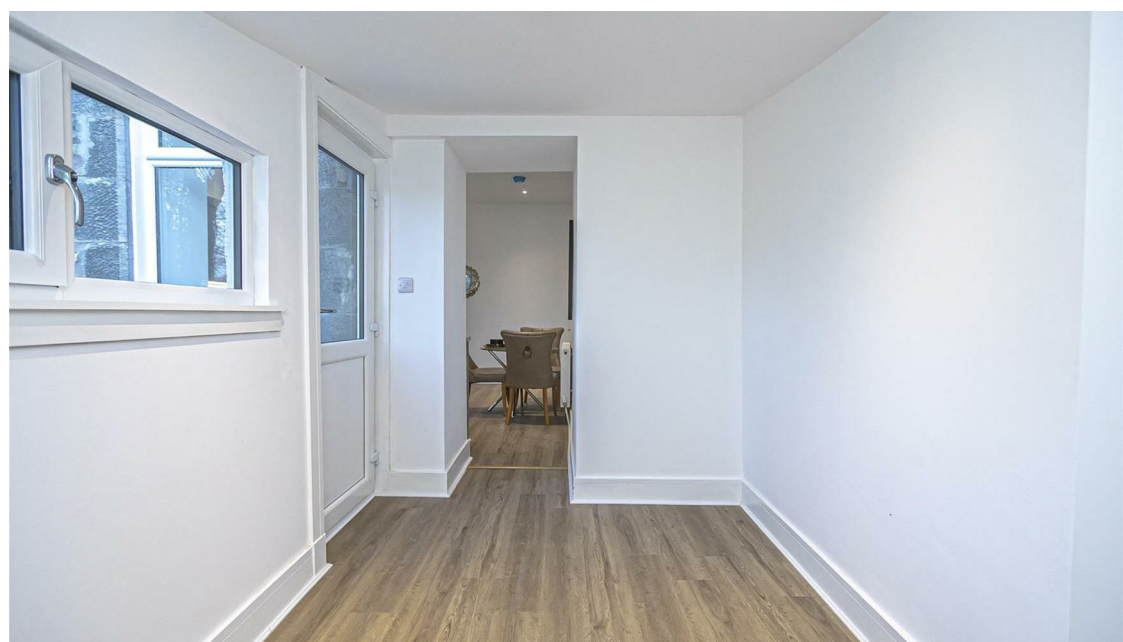


E





Absolutely charming end terraced villa which has been completely renovated to a high standard by the owner and is offered in move in condition with quality fixtures and fittings throughout. Quietly positioned at the end of the cul-de-sac within Brucefield Avenue with private rear garden makes this home an idyllic haven, yet a short walk takes you into the City Centre and a 5 minute walk to railway halt providing an excellent commuter base to Edinburgh. The accommodation is beautifully presented, stylish and chic and briefly comprises entrance vestibule, entrance hall, lounge with feature built in fire, breakfasting kitchen with integrated appliances, utility/office room to rear and four piece family bathroom. On the upper level there are three double bedrooms and walk in wardrobe. The gardens are fully enclosed providing a child and pet safe environment and there is ample on street parking. 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, bathroom 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.

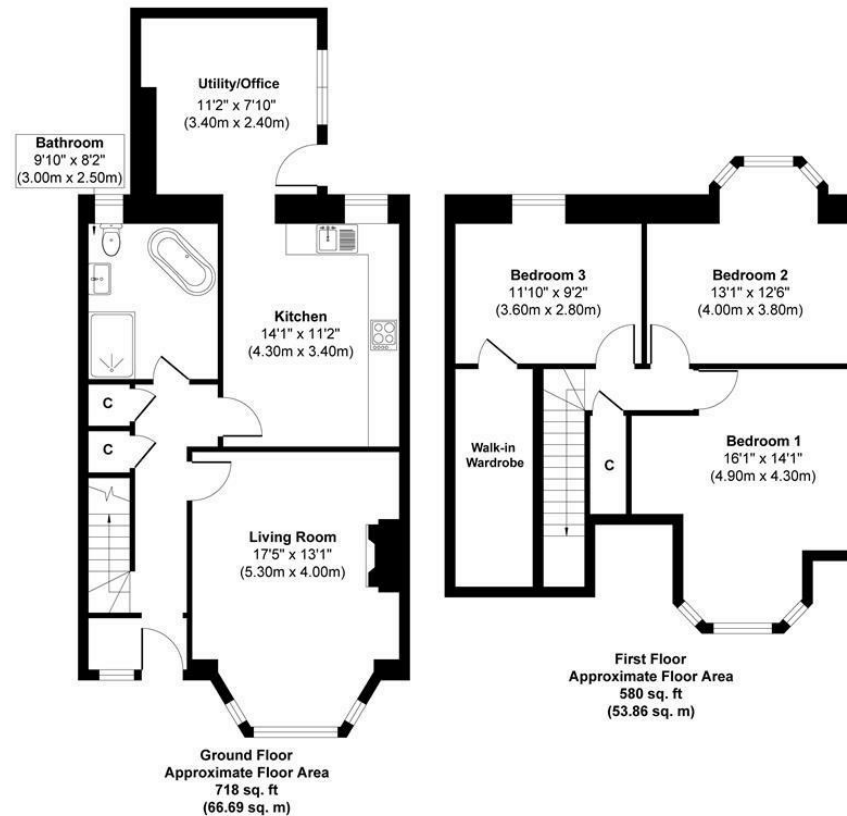








5 Brucefield Avenue, Dunfermline



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Approx. Gross Internal Floor Area 1,297 sq. ft / 120.55 sq. m

Illustration for identification purposes only. measurements approximate, not to scale. Copyright

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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.