



Morgans
PROPERTY

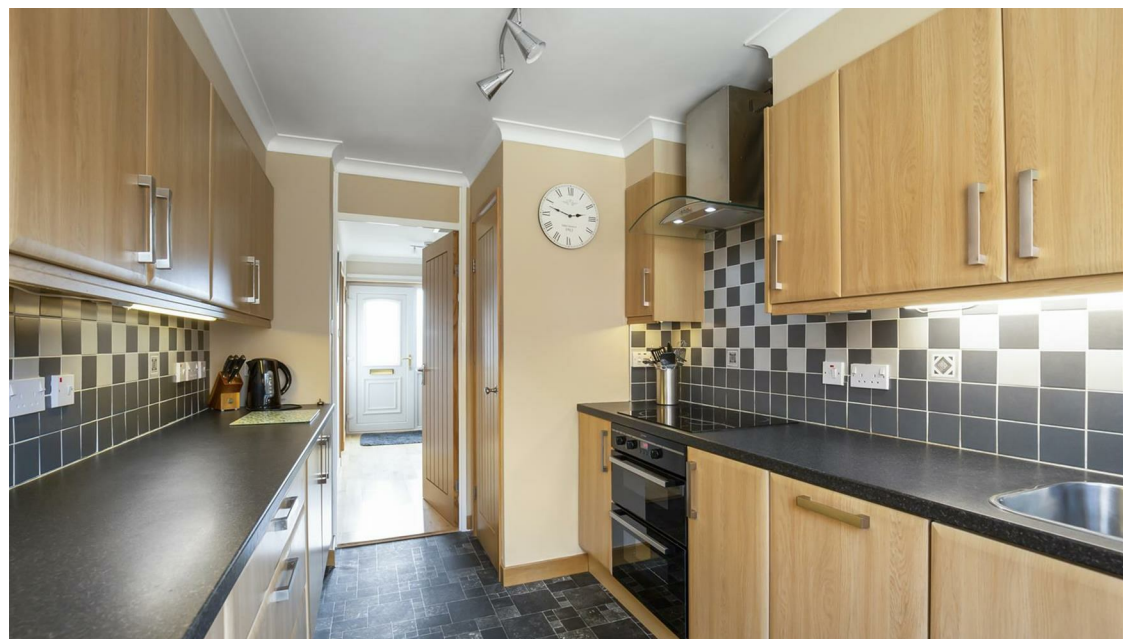
24 Birrell Drive, Dunfermline, KY11 8DW
Fixed Price £220,000







Excellent family home situated in the ever popular Pitcorthie Estate with local schooling and amenities all close by. The property is offered in move in condition and is well presented throughout with generous gardens to the rear providing a child and pet safe environment with double driveway to front. The accommodation briefly comprises entrance hall, storage, lounge/dining room with french doors to patio and fitted modern kitchen. On the upper level there are three double bedrooms and stylish family bathroom. Access to attic. From upstairs there are lovely views over town towards the Forth Rail Bridges. The gardens and grounds are terraced with patio/seating areas which are easily maintained. The subjects are double glazed with gas central heating throughout.





LOCATION

The ancient capital of Dunfermline won its bid to have official city status 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 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.

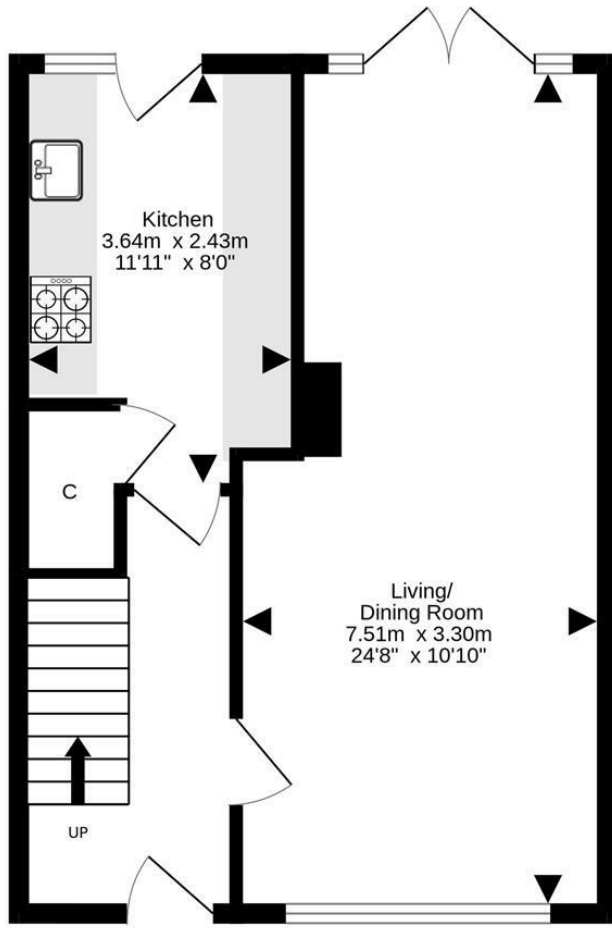




Original Care

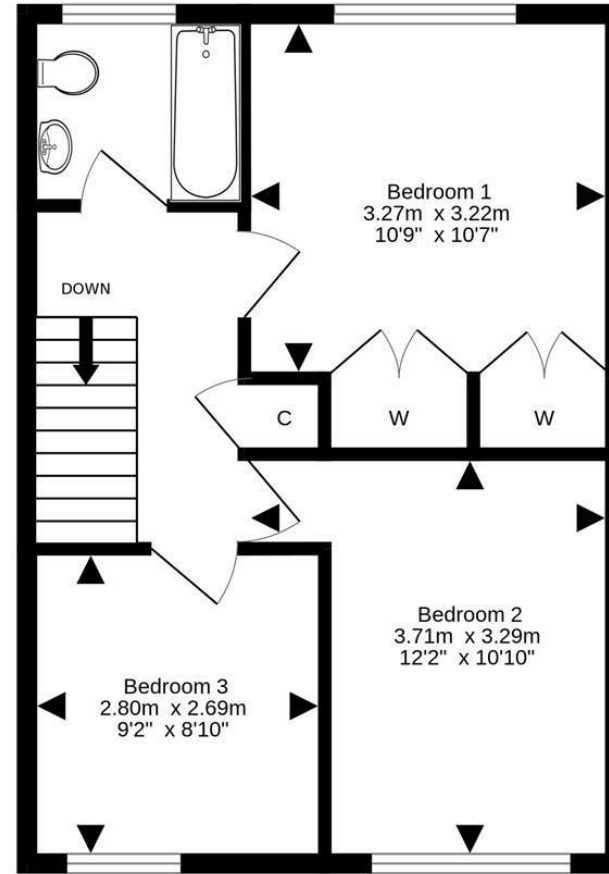
Relax





Ground Floor

Bathroom
1.94m x 1.68m
6'4" x 5'6"



1st Floor



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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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.