



6 Blackwood Way, Dunfermline, KY11 8TD
Offers Over £495,000







Absolutely stunning executive detached Cala home, offered in pristine move in condition, a credit to the present owners with landscaped gardens which are private and fully enclosed providing a child and pet safe environment. An excellent home for entertaining with many enhanced features throughout including bi-fold doors and high quality fixtures and fittings. This beautiful home is fully modernised offering contemporary living in one of Dunfermline's most sought after estates. The accommodation briefly comprises entrance vestibule, w.c facilities, formal lounge with built in living flame gas fire, open plan bespoke fitted kitchen and family/dining area. There is a separate utility room with door to integral double garage. On the upper level there is a spacious landing with room for additional furniture. The master bedroom has a split level with small steps leading into the room with stunning en-suite. There are three further double bedrooms with guest room and en-suite together with stylish family bathroom. All bedrooms have fitted wardrobes. The gardens provide an idyllic haven with painted wooden decking and patio areas for entertaining. Monobloc driveway for several vehicles leads to double garage. The property is 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 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

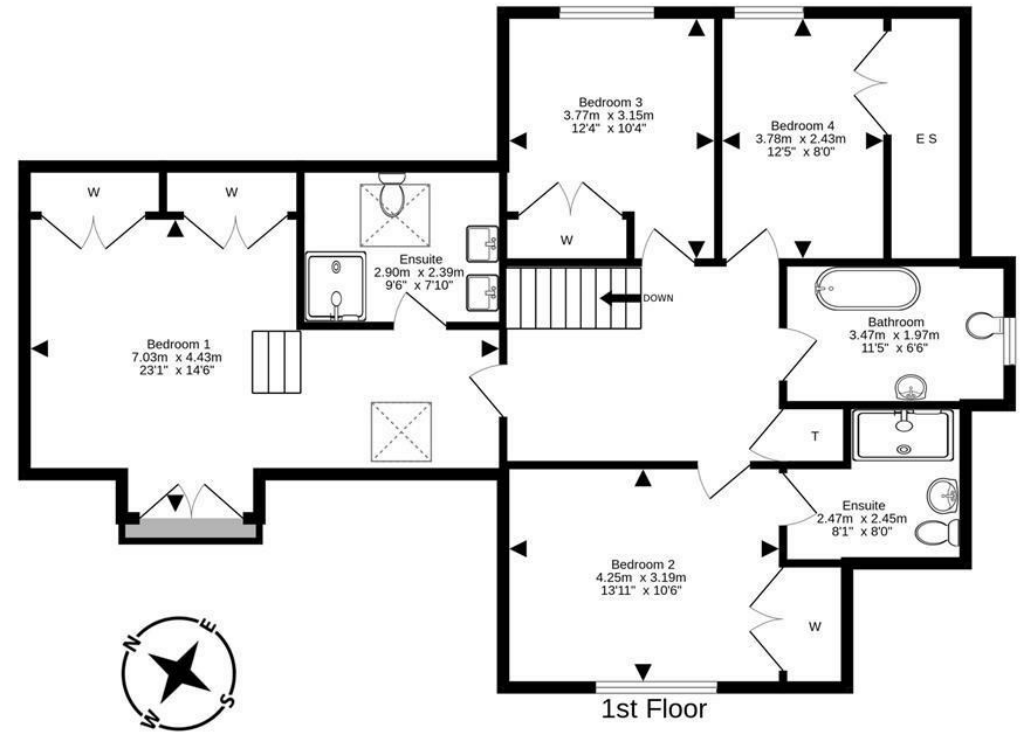
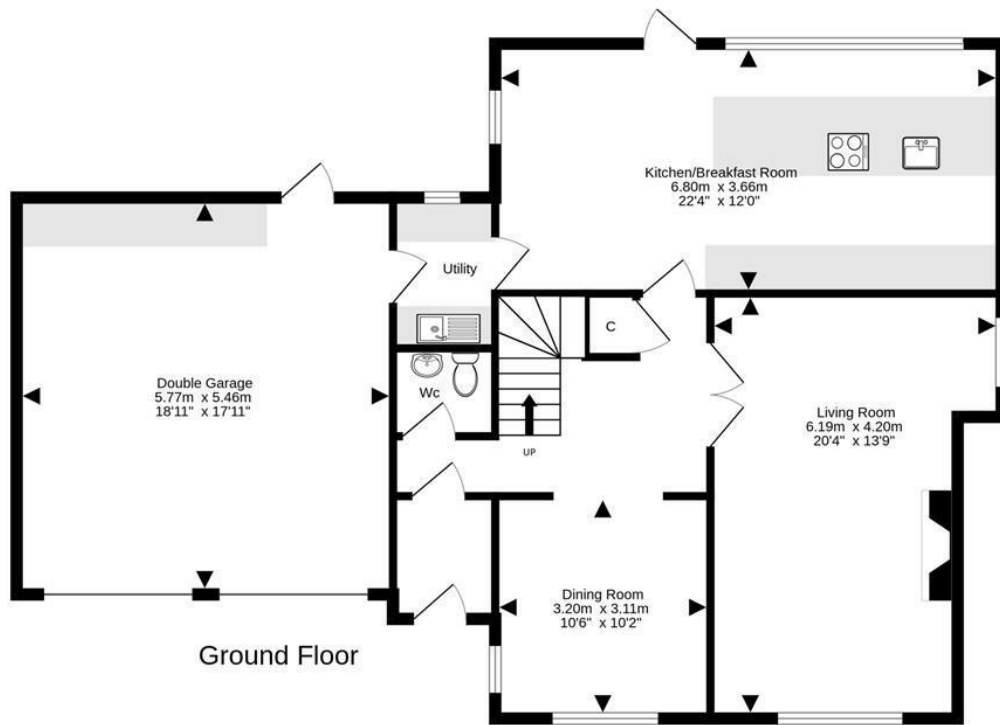
All floor coverings, blinds, bathroom and light fittings together with integrated appliances and garden shed.

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.