



1 Kintail Place, Dunfermline, KY11 8FP
Offers Over £325,000







A modern and beautifully presented three storey detached townhouse occupying an enviable corner position within a small quiet cul-de-sac of executive homes and has proven to be a popular residential area, offering excellent family accommodation throughout. Local amenities and schooling close by. The accommodation has been upgraded over the last few years and is offered in move in condition benefiting from new kitchen and bathrooms, together with modern flooring and decoration throughout. This home briefly comprises on the ground floor, entrance hallway, WC, lounge/dining room and fitted kitchen, plus a newly fitted boiler (1 year). On the first floor, master bedroom with en-suite, two more double bedrooms with family bathroom. On the second floor two further spacious double bedrooms and storage. The property is double glazed with gas central heating and double glazing. Please note the gas boiler was renewed within the last 18 months. There are attractive gardens to the front and rear, not overlooked, providing a child and pet safe environment with patio area. Double driveway leads to single garage with electric car charging point.





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 a fitted electric car charging point.

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.



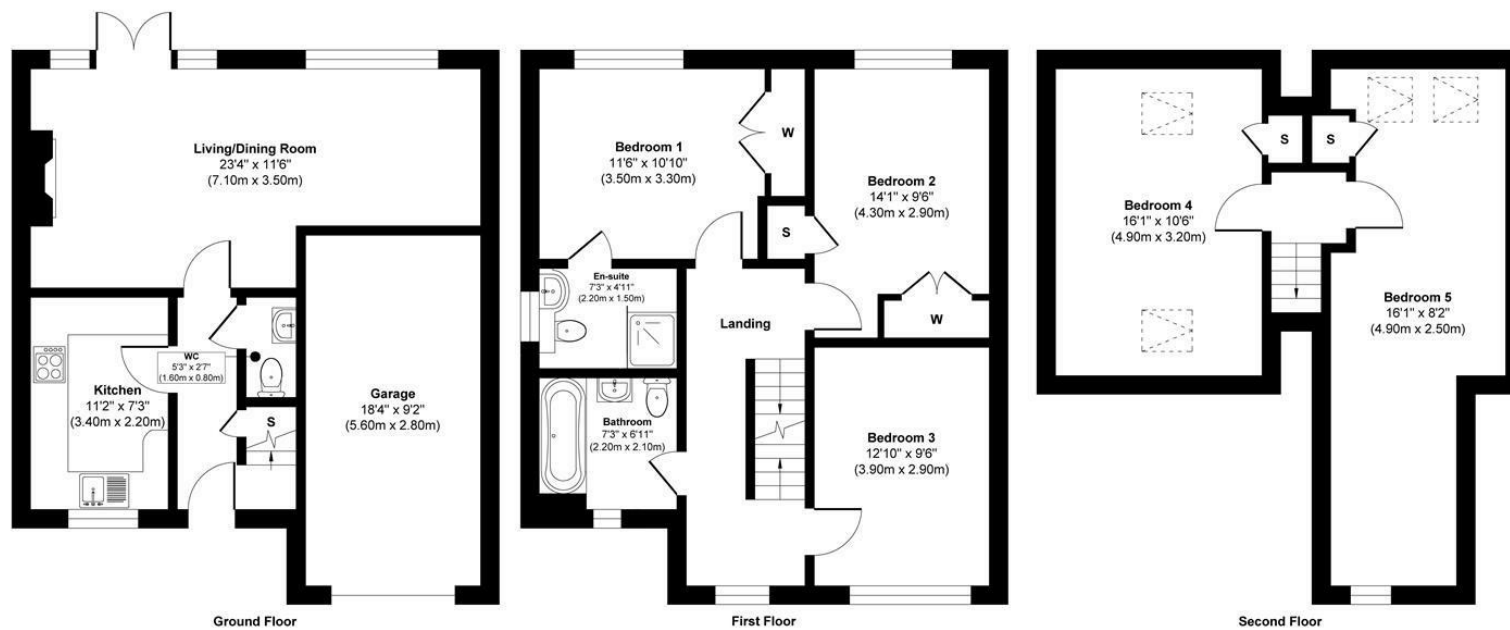


and so
together

they built a
life

they
loved





This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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