



Morgans

PROPERTY

7 Venturefair Avenue, Dunfermline, KY12 0PF

Offers Over £435,000



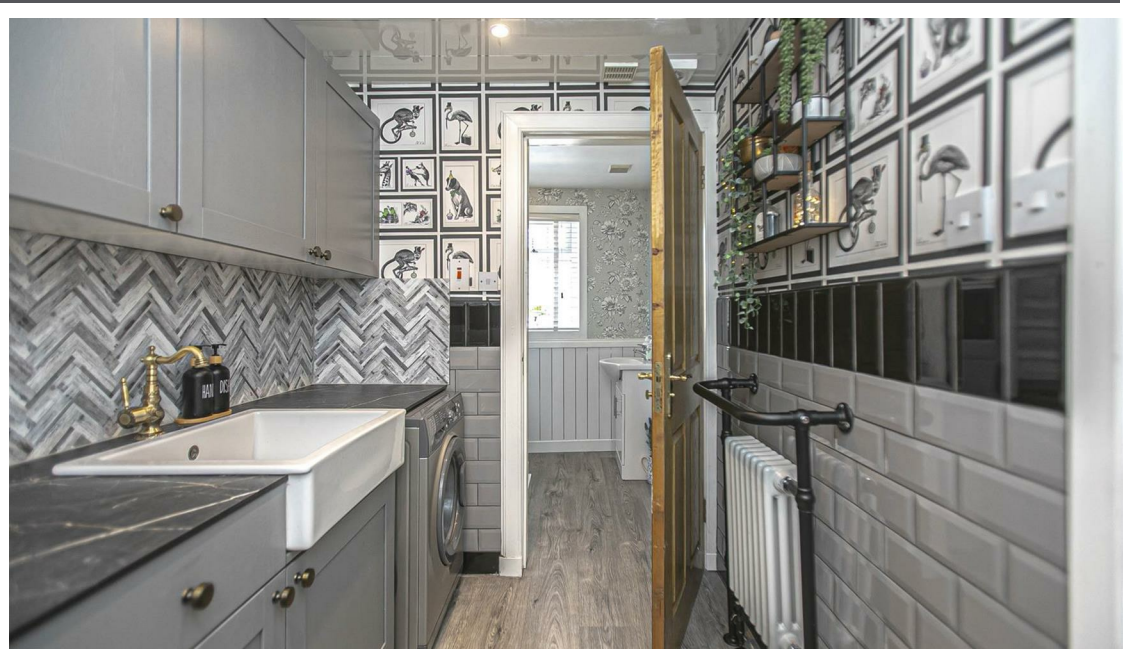
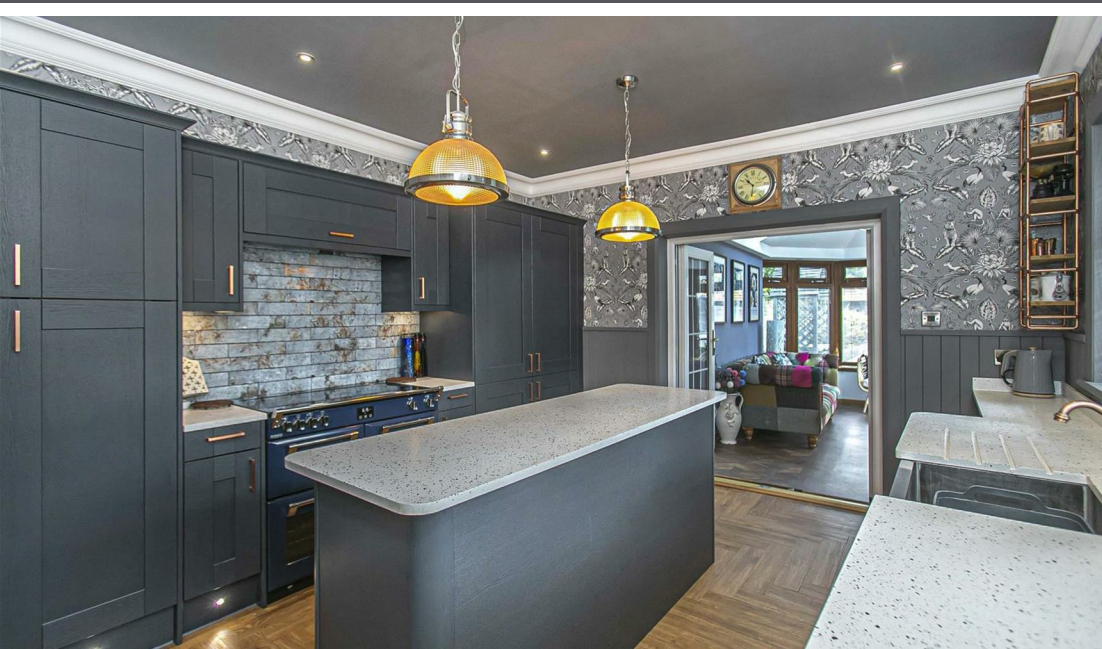




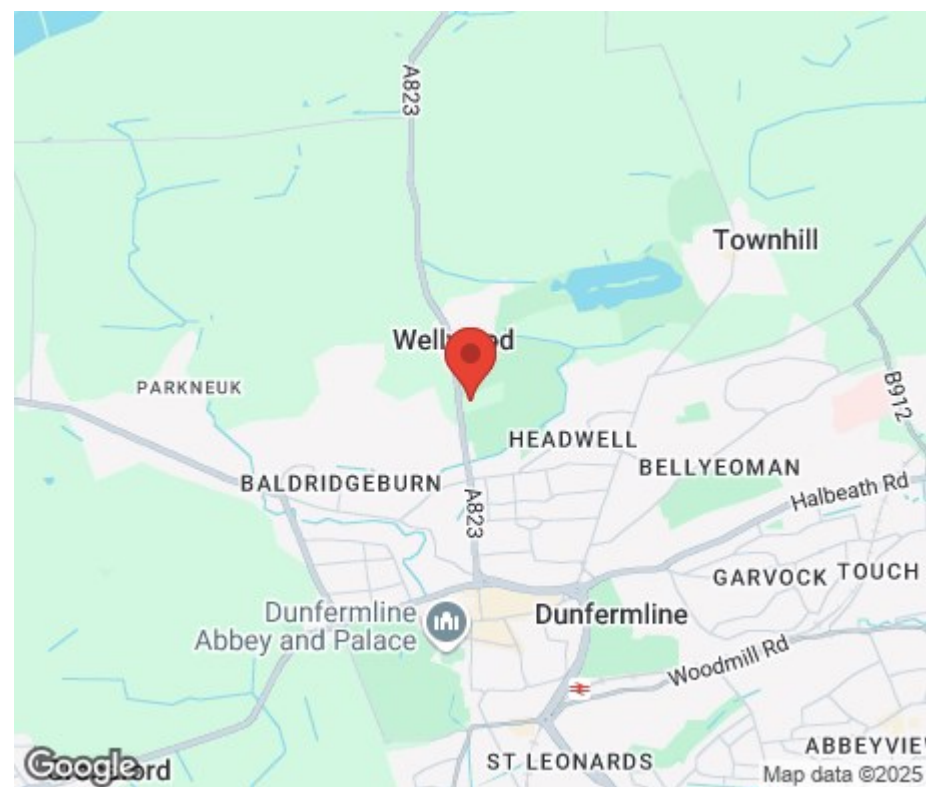




We are delighted to bring to the market the opportunity to acquire this absolutely stunning semi detached period dwelling house situated in one of Dunfermline's most charming Avenues overlooking Canmore Golf Course. The property offers substantial accommodation throughout and is a credit to the present owners with many attractive period features including feature fireplaces, cornicing and hardwood floors/doors to name but a few, yet retaining a contemporary feel for modern living with stylish lighting and decoration. An excellent family home with landscaped gardens and superb rear view of the "5th hole" at Canmore Golf Club from the upper levels. The subjects are chic and well presented comprising, entrance vestibule, reception hall, excellent storage, formal sitting room and separate dining room which is open plan with snug/library. The utility room gives access to integral garage and shower room. Bespoke breakfasting kitchen with integrated appliances and range cooker with large middle island leads to feature sunroom overlooking the grounds. On the upper level there is a good sized landing, four double bedrooms with storage, four piece family bathroom with underfloor heating and access to attic. There are mature gardens to front with monobloc driveway and enclosed patio gardens to rear providing a child and pet safe environment. The property is an ideal entertaining home with fixed pergola and seating areas making this a truly idyllic setting. The property is double glazed with gas central heating.







## LOCATION

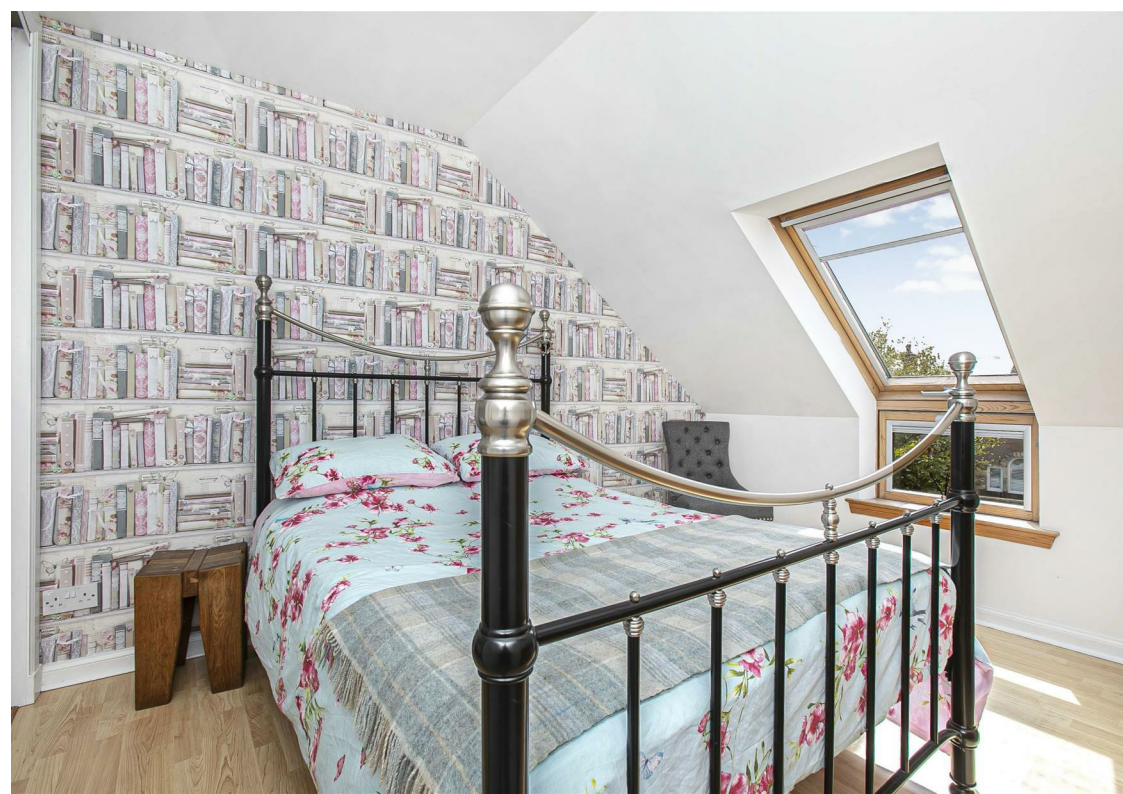
The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace 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. Please note the bus route at Pitbauchlie Bank goes to Dollar Academy.

## EXTRAS INC. IN SALE /AGENTS NOTE

All floor coverings, blinds, bathroom and light 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.

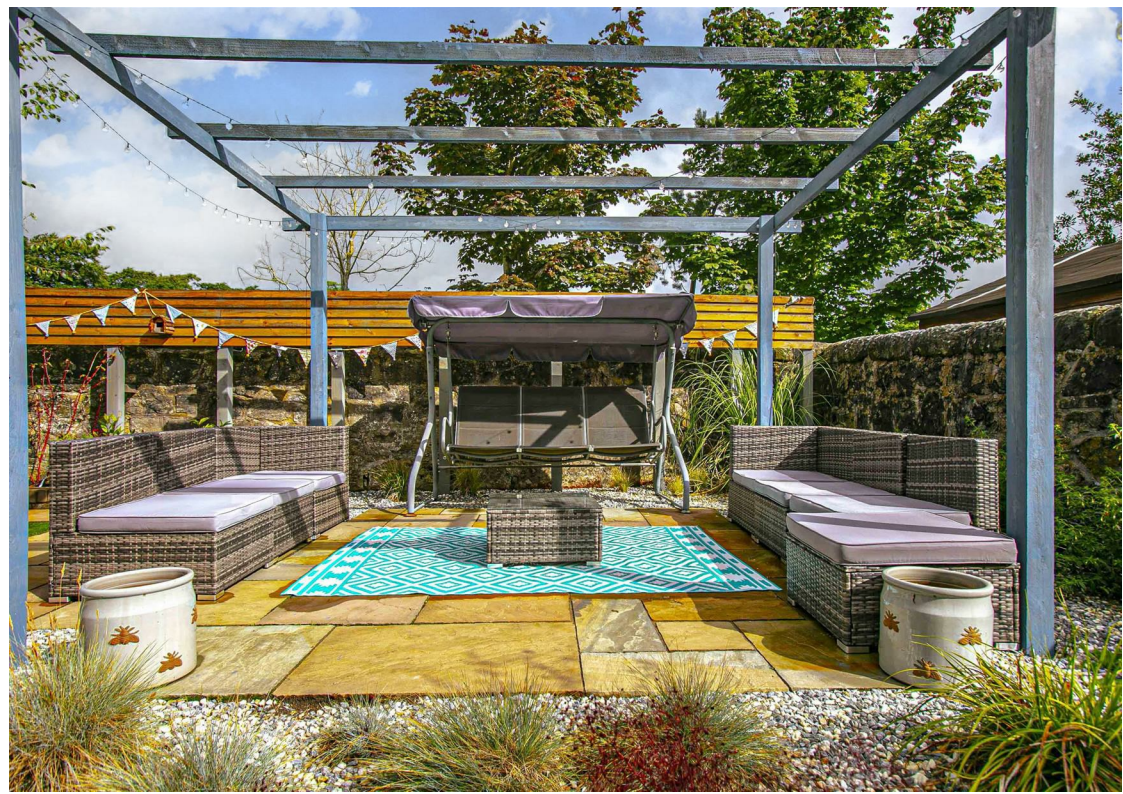




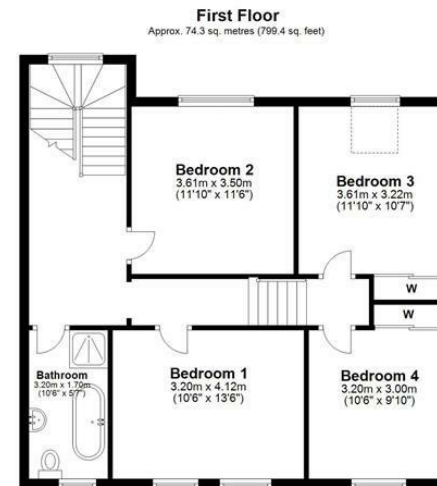
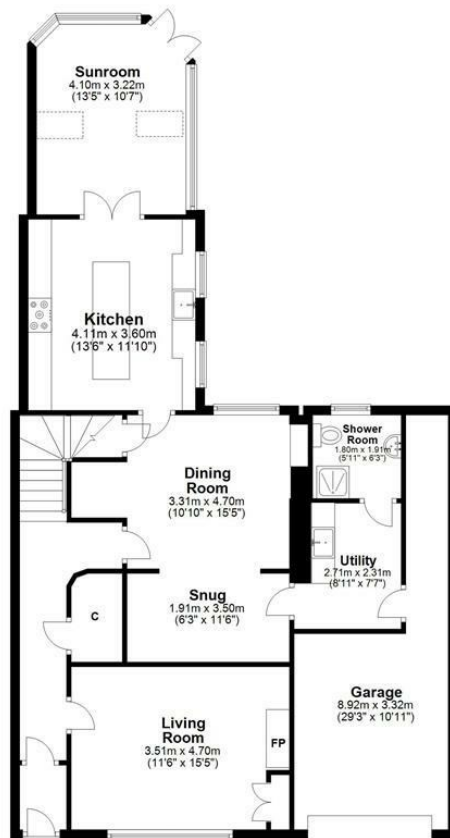












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Total area: approx. 184.7 sq. metres (1987.8 sq. feet)

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**33 East Port, Dunfermline, Fife, KY12 7JE**

**Tel: 01383 620222 Fax: 01383 621213**

**[www.morganlaw.co.uk](http://www.morganlaw.co.uk)**



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**PROTECTED**