



115 Priorwood Drive, Dunfermline, KY11 8FG
Fixed Price £289,990







We are delighted to be marketing this executive detached villa which is a credit to the present owners being offered in move in condition with quality fixtures and fittings throughout. This family home is situated on an enviable corner plot, fully enclosed landscaped gardens with patio area, an ideal entertaining home and also offers a child and pet safe environment. Local amenities, schooling and retail parks all within a short walk/drive away. The accommodation is beautifully presented and briefly comprises reception hall, lounge, office/bedroom 4, utility, wc through to open plan kitchen/dining room with further garden room. On the upper level there is principal bedroom with dressing room and en-suite, two further bedrooms and bathroom with double sized jacuzzi bath. The property is double glazed with gas central heating and double driveway.





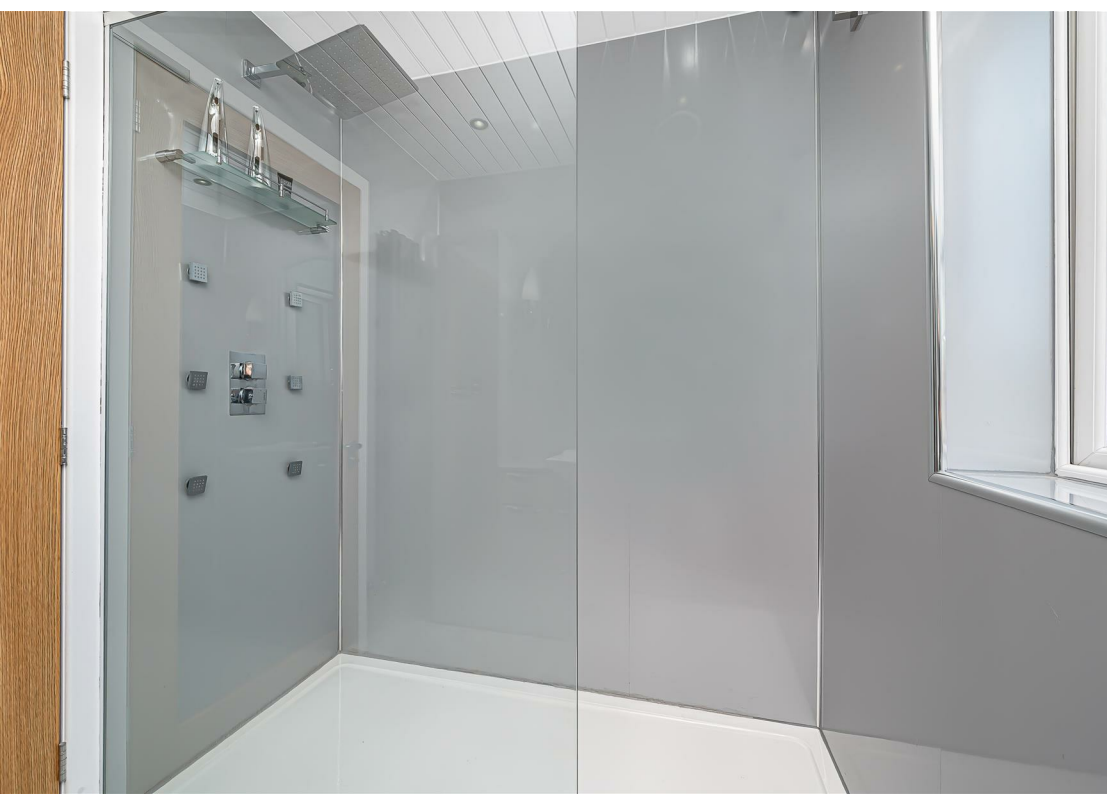
LOCATION

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

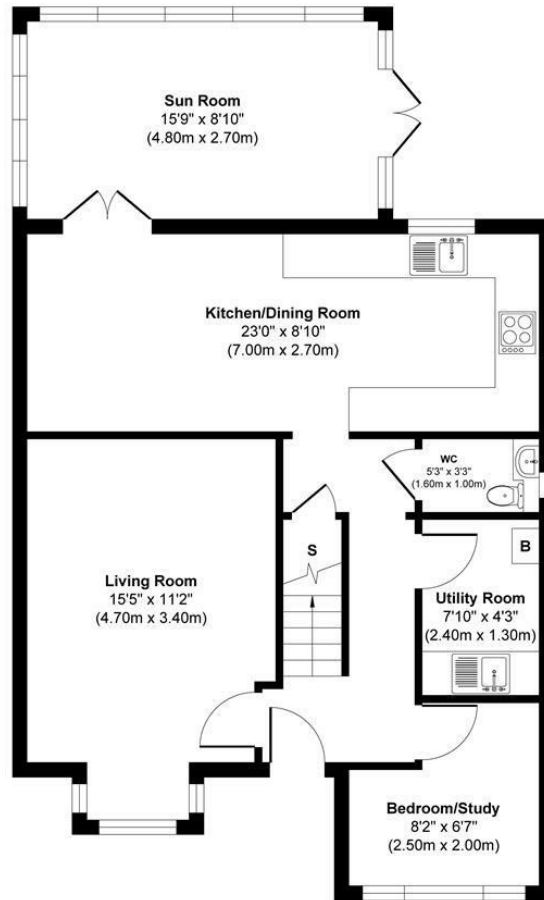
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

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.

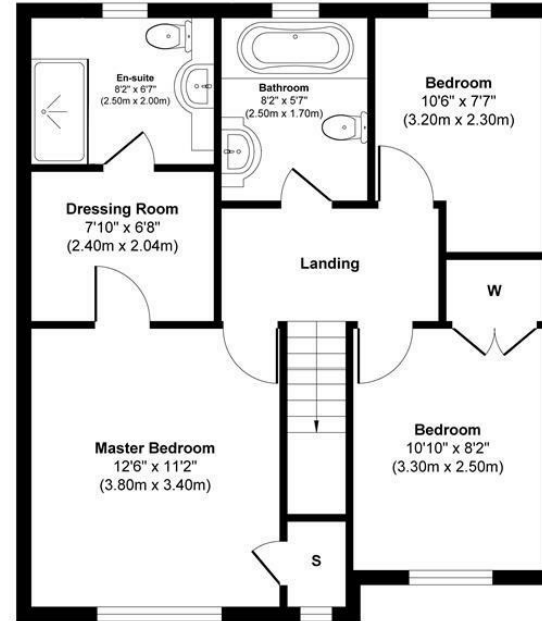








Ground Floor
Approximate Floor Area
752 sq. ft
(69.90 sq. m)



First Floor
Approximate Floor Area
591 sq. ft
(54.93 sq. m)



Approx. Gross Internal Floor Area 1343 sq. ft / 124.83 sq. m

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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33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



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