



33 Linburn Grove, Dunfermline, KY11 4LG
Fixed Price £289,950

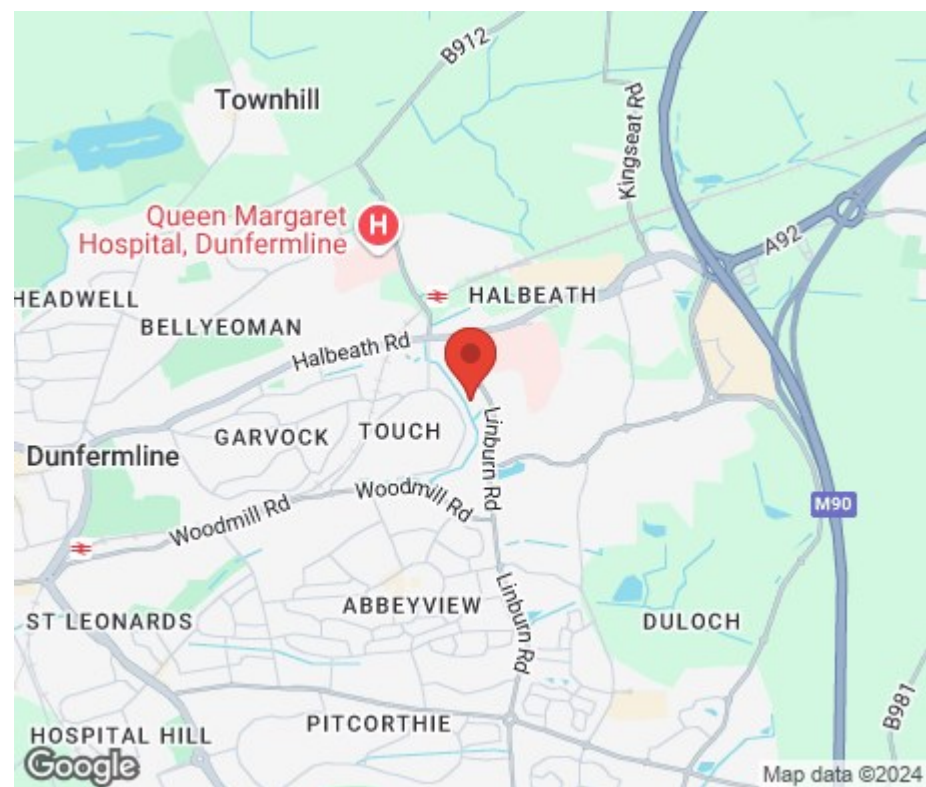






We are delighted to bring to the market this deceptively spacious extended family villa occupying an enviable plot within quiet cul-de-sac of similar homes with a lovely woodland backdrop. There is a path and walkway within Linburn Grove that leads to local parks and grassy areas. All amenities are close to hand with a short walk to the Queen Margaret railway station and local schooling nearby. The grounds benefit from a south/west facing aspect, they are enclosed offering privacy and a child and pet safe environment with large patio and section of lawn. The accommodation is modern throughout and briefly comprises entrance hallway, storage, w.c facilities, lounge leading to stylish fitted dining kitchen with appliances and french doors to garden. There is the benefit of a double bedroom on the ground floor. Good storage in kitchen. On the upper level there are three further bedrooms with master ensuite and modern four piece family bathroom. The driveway gives access for several vehicles leading to detached single garage which has been extended to the rear and would be ideal as an outdoor office or entertainment room. The property is double glazed with gas central heating and benefits from security alarm. Please note there are hard wired smoke and CO2 Alarms fitted.





LOCATION

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







Ground Floor

Approx. 56.2 sq. metres (604.9 sq. feet)



First Floor

Approx. 50.8 sq. metres (546.8 sq. feet)



Total area: approx. 107.0 sq. metres (1151.7 sq. feet)



SOLICITORS | PROPERTY

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