



9 Shearwater Crescent, Dunfermline, KY11 8JX
Offers Over £420,000

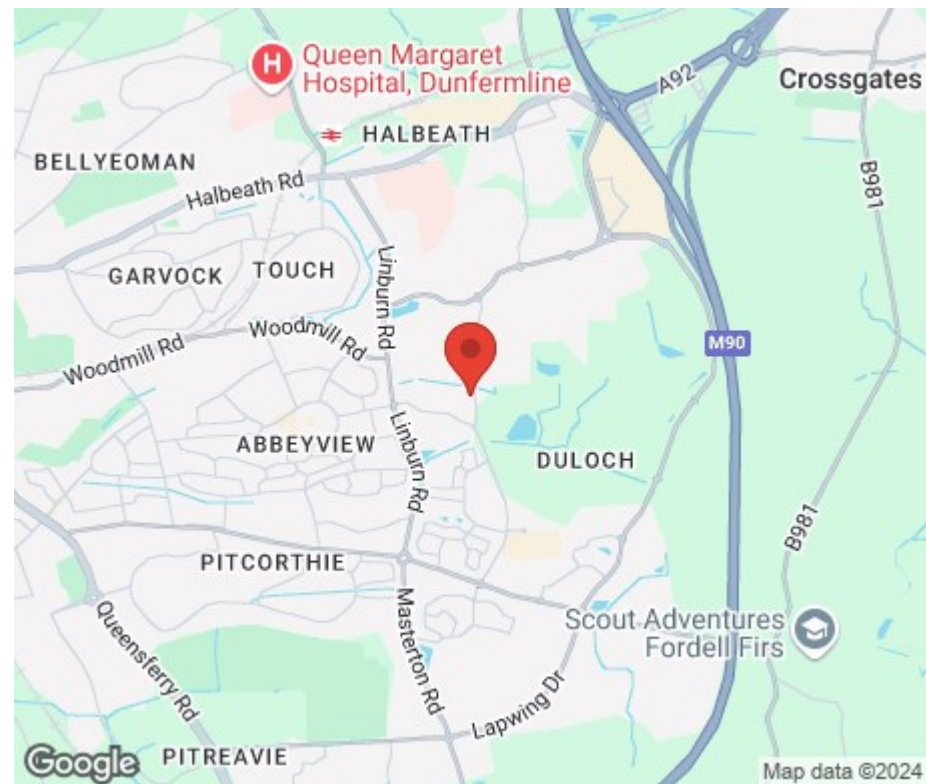






CLOSING DATE SET FOR TUESDAY 22ND OCTOBER 2024 @ 12 NOON - Exceptional executive family home built by Charles Church, situated on enviable corner plot within exclusive development close to all amenities and schooling. This outstanding home is offered in lovely condition and offers stylish and contemporary rooms with generous accommodation together with good sized mature gardens which offer a child and pet safe environment which are fully enclosed offering privacy. The gardens are mainly laid to lawn with large patio area, an idyllic setting and a fabulous entertaining home with external power socket. The subjects briefly comprise reception hall, downstairs wc, lounge with feature fireplace leading to conservatory. A separate dining room and further study/office leads to stylish breakfasting kitchen with separate utility room and family room. On the upper level there are four double bedrooms with two en-suites and four piece family bathroom. A monobloc driveway gives access for several vehicles leading to double garage. Ample visitors space. The property is double glazed with gas central heating (heating upgraded in 2019 with a new boiler and Hive connectivity). Please note the property also benefits from a monitored alarm system.





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

Please note the broadband connection was upgraded to FTTP (Full Fiber To The Property) a few years ago by Openreach and is capable of high transfer rates. Internally the property has hard wired Ethernet connection points in a few places.

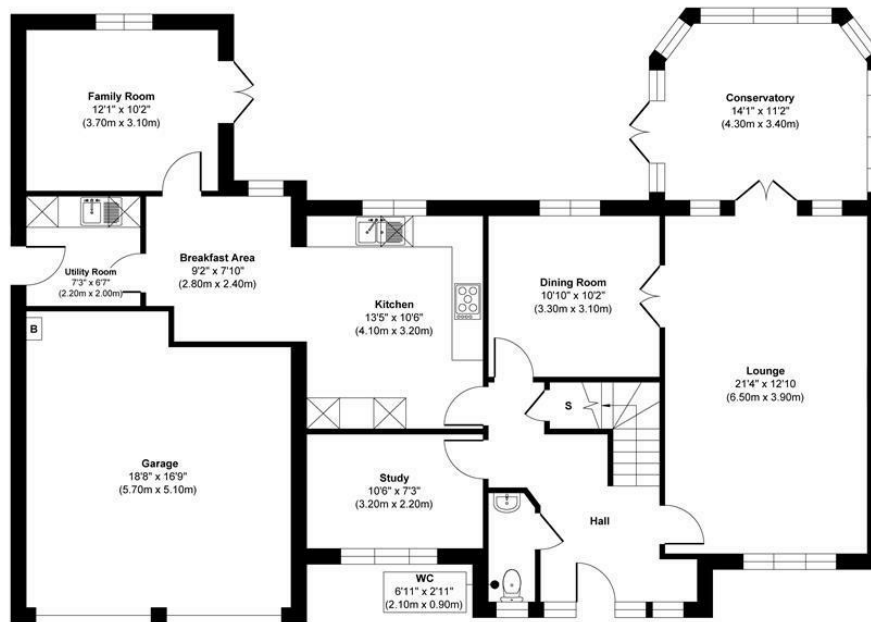
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

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.

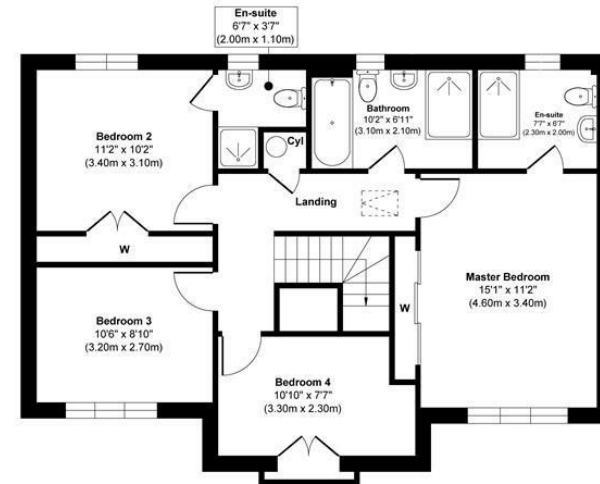








Ground Floor
Approximate Floor Area
1525 sq. ft
(141.70 sq. m)



First Floor
Approximate Floor Area
779 sq. ft
(72.44 sq. m)



Approx. Gross Internal Floor Area 2304 sq. ft / 214.14 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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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.