

Morgans

PROPERTY

34 Woodmill Terrace, Dunfermline, KY11 4SR

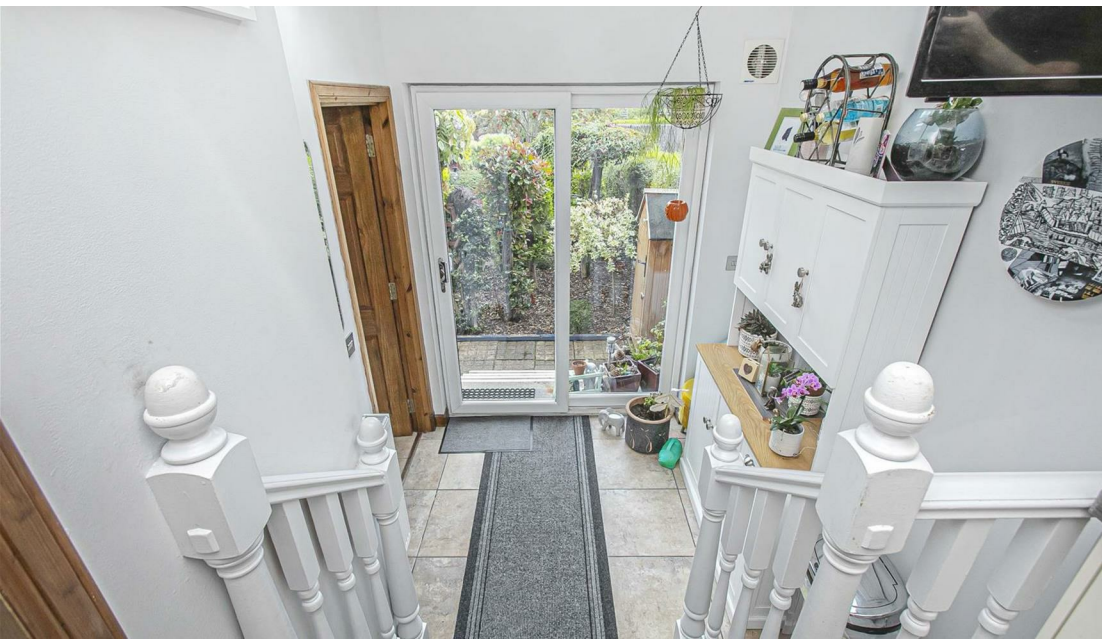
Offers Over £249,950

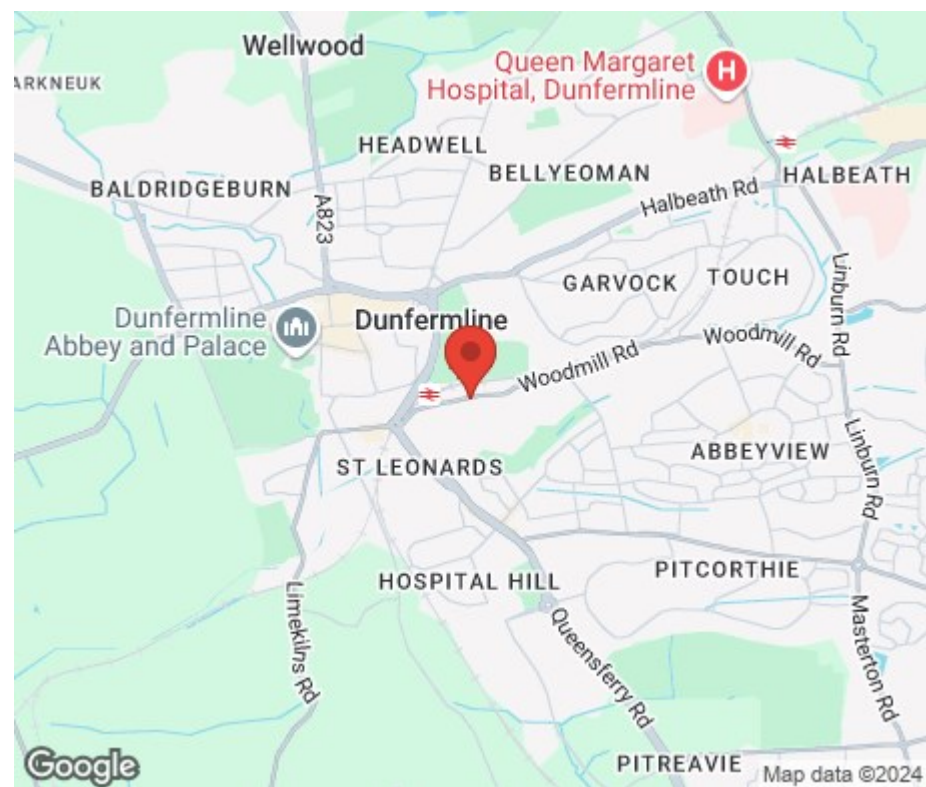






Rarely available in today's market is this deceptively spacious semi detached period villa with shared driveway leading to single garage and private gardens which provide a truly idyllic haven which is fully enclosed providing a child and pet safe environment. The gardens are mature with plants and shrubs surrounding and feature pond with waterfall making this a lovely setting with seating and patio areas. The accommodation is well presented with many attractive features briefly comprising entrance vestibule, reception hallway, lounge with feature arch window overlooking grounds, fitted kitchen with step down to utility area and shower room. There is a double bedroom on the ground floor or a second lounge. On the upper level there are three further bedrooms all with built in wardrobes and stylish family bathroom. The property is double glazed with gas central heating.





LOCATION

The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honours competition to celebrate the Queen's platinum jubilee. 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 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 and 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 town. The local railway stations provide a regular service 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.

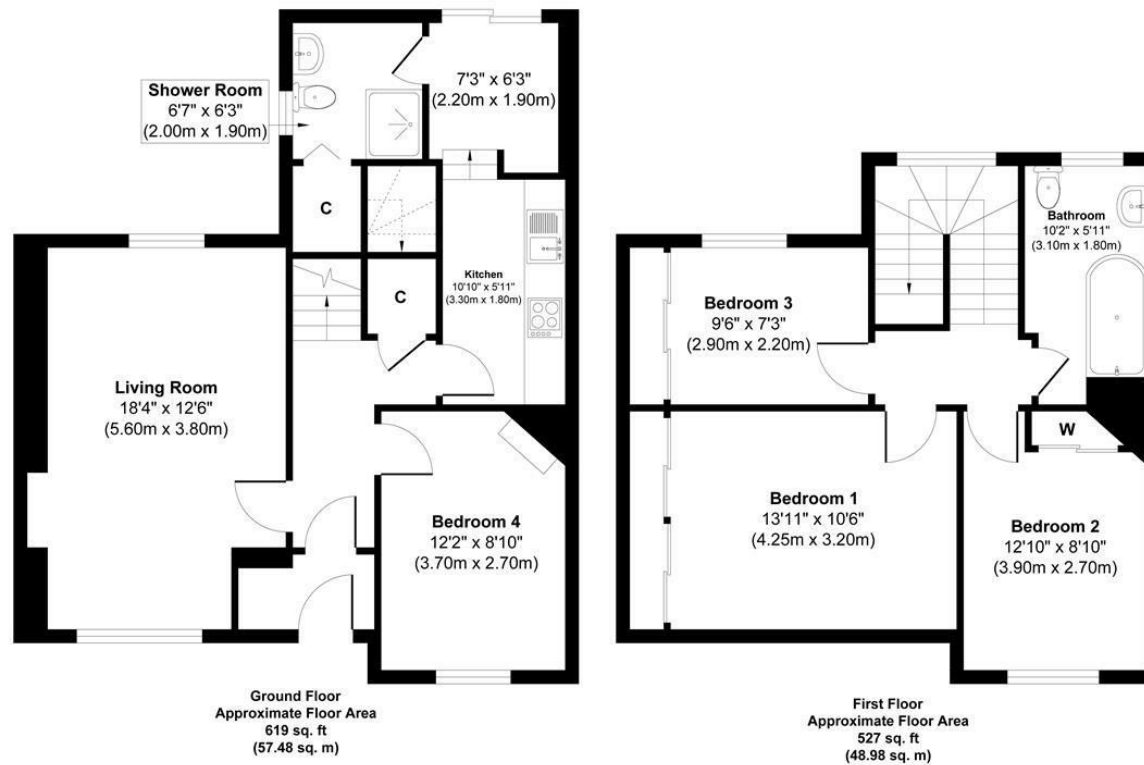
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.







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Approx. Gross Internal Floor Area 1146 sq. ft / 106.46 sq. m
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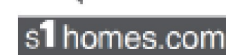


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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have 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.