



Morgans

PROPERTY

21 Mcbaith Way, Dunfermline, KY11 8YY

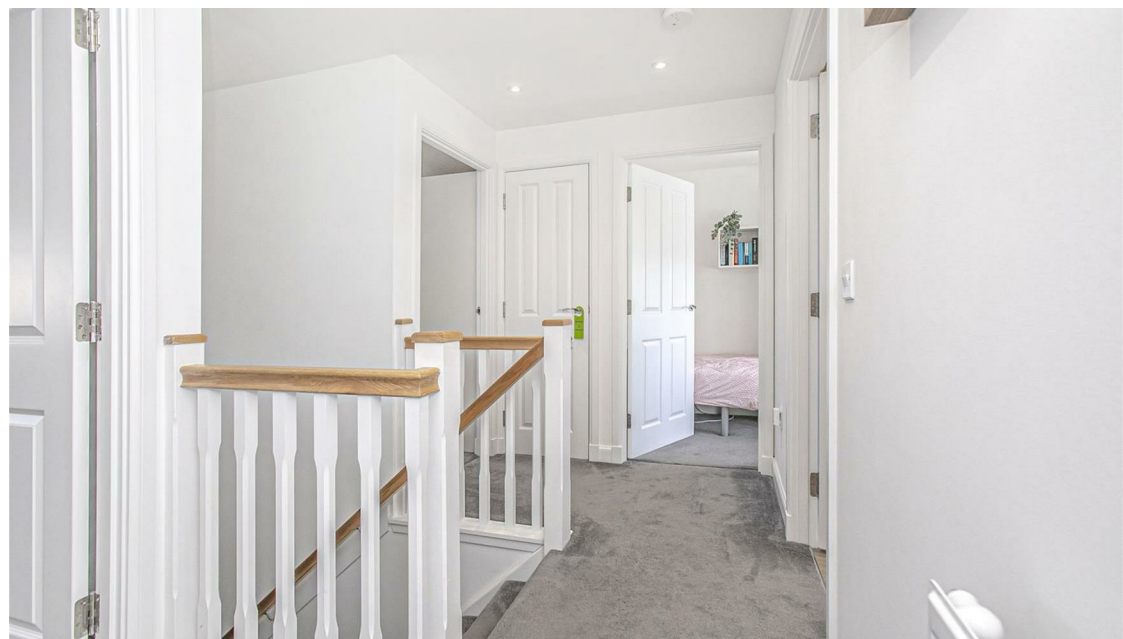
Offers Over £280,000







Contemporary and most stylish executive detached villa, part of The Heathers Estate off Linburn Road, which is offered in lovely move in condition, a credit to the present owners, with stylish fixtures and fittings throughout. The property occupies an enviable plot with fantastic outdoor space which is easy to maintain, with feature summerhouse and large patio, south facing rear garden providing a child and pet safe environment. This family home briefly comprises entrance hall, integral door to garage and further utility area, front facing lounge, dining kitchen and separate utility room with w,c facilities. On the upper level there are four bedrooms with master en-suite and family bathroom. The property is double glazed with gas central heating. Double driveway leads to single garage.





## 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 and bathroom fittings together with integrated appliances and summerhouse.

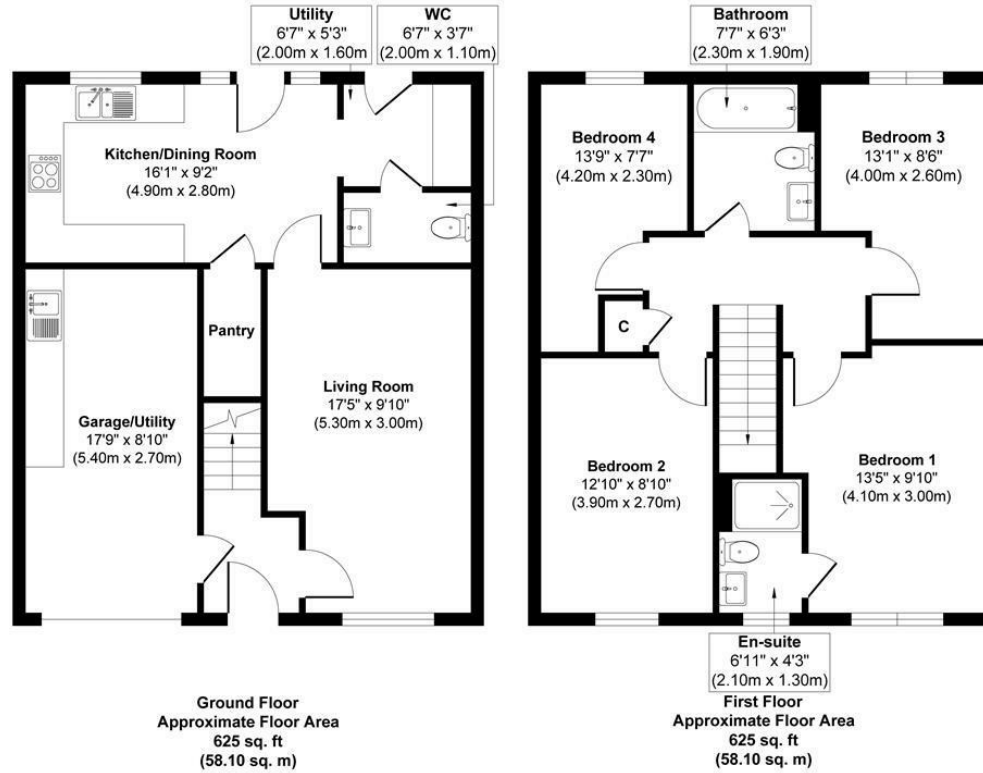
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given to the interlinked system installed in this property.







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Approx. Gross Internal Floor Area 1,250 sq. ft / 116.20 sq. m

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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.