

Morgans

PROPERTY

11 Rose Tay Court, Dunfermline, KY12 7YG

Offers Over £395,000

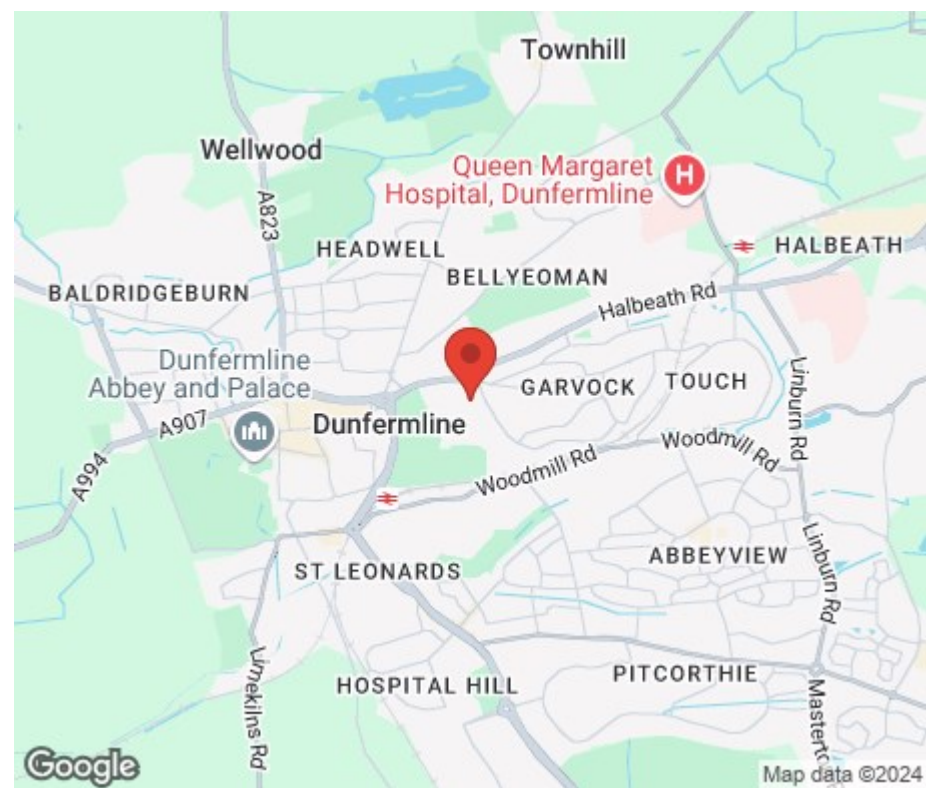






Rarely available location. We are delighted to bring to the market this executive detached family villa spread over three levels offering generous living space and overall spacious living. The landscaped gardens are easy to maintain and terraced with various patio and seating areas, an idyllic haven which is not overlooked offering privacy which is fully enclosed. The double driveway leads to double garage with power and light within. There is ample visitors parking within this quiet cul-de-sac which is a short walk into the city centre and close to all local amenities and railway station. The accommodation is well presented with quality fixtures and fittings throughout. The subjects briefly comprise entrance hallway, w.c facilities, modern breakfasting kitchen leading to utility room. Bright and spacious lounge with feature balcony leading to separate dining room. There are two double bedrooms on the ground floor. On the upper level there are three further double bedrooms with master en-suite and family bathroom. Access to attic. Good storage throughout. The property is double glazed with gas central heating.





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.

EXTRAS INC. IN SALE/AGENTS NOTE

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

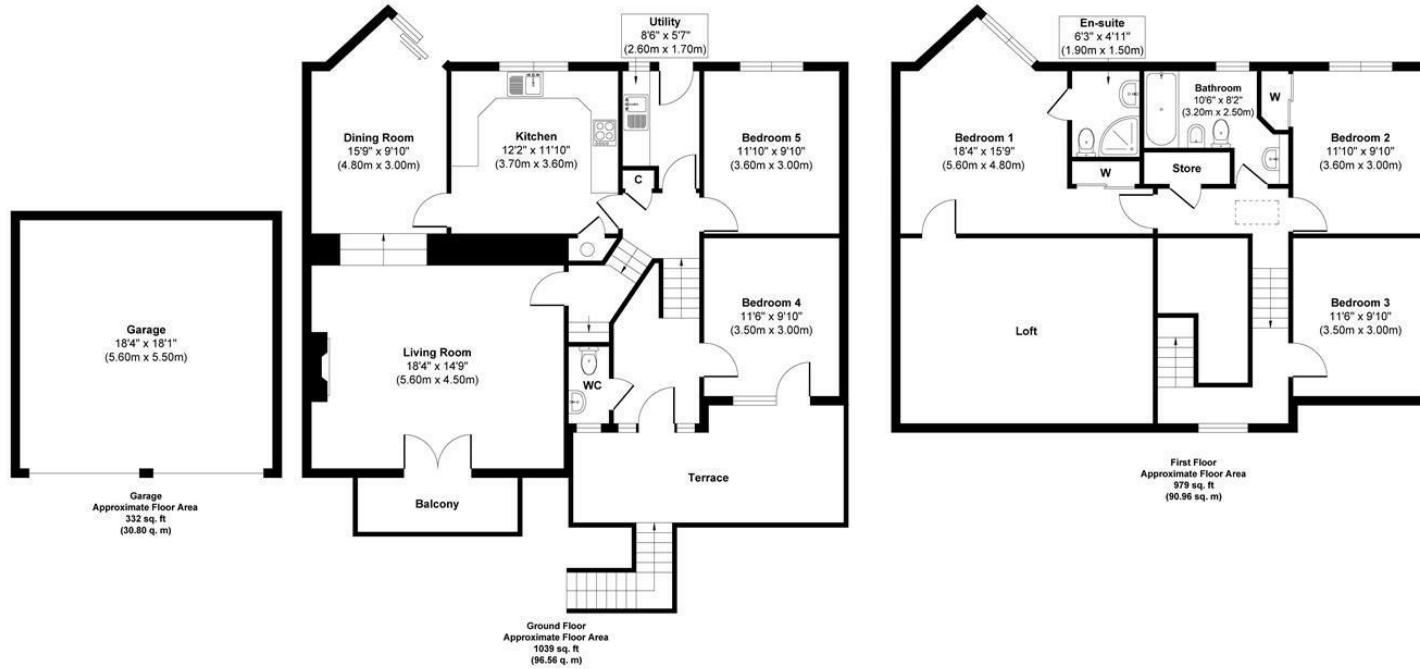
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries. The owner will not warrant the working order of the fixtures and fittings or appliances which are included in the sale price.







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Approx. Gross Internal Floor Area 2350 sq. ft / 218.32 sq. m (Excluding Balcony & Terrace)
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