



Morgans

PROPERTY

3 Afton Grove, Dunfermline, KY11 4LE

Offers Over £400,000



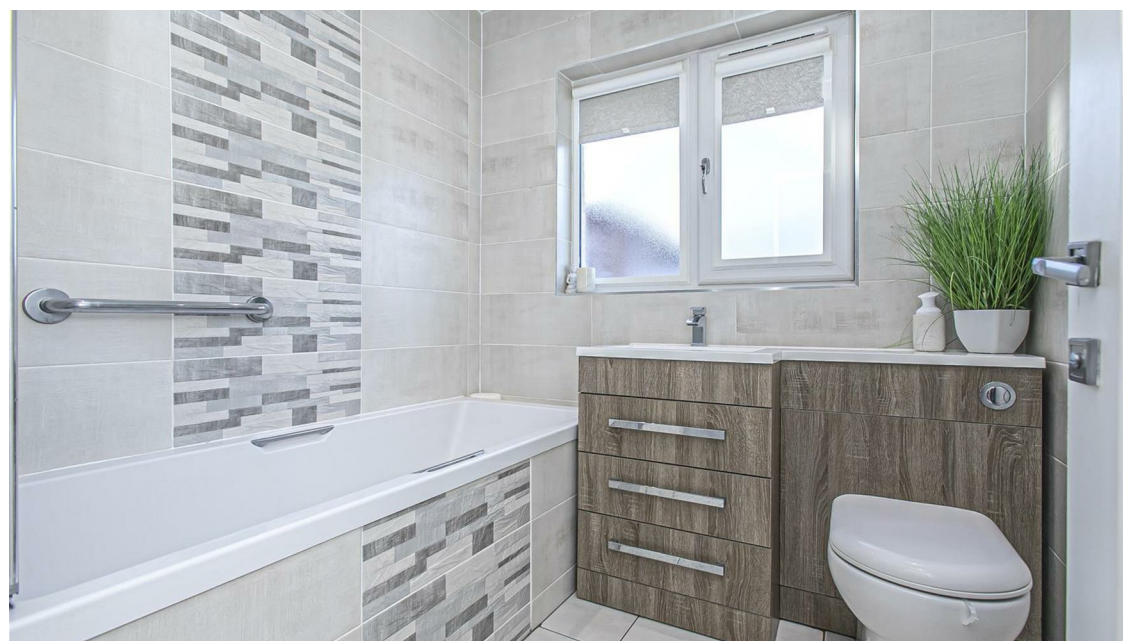




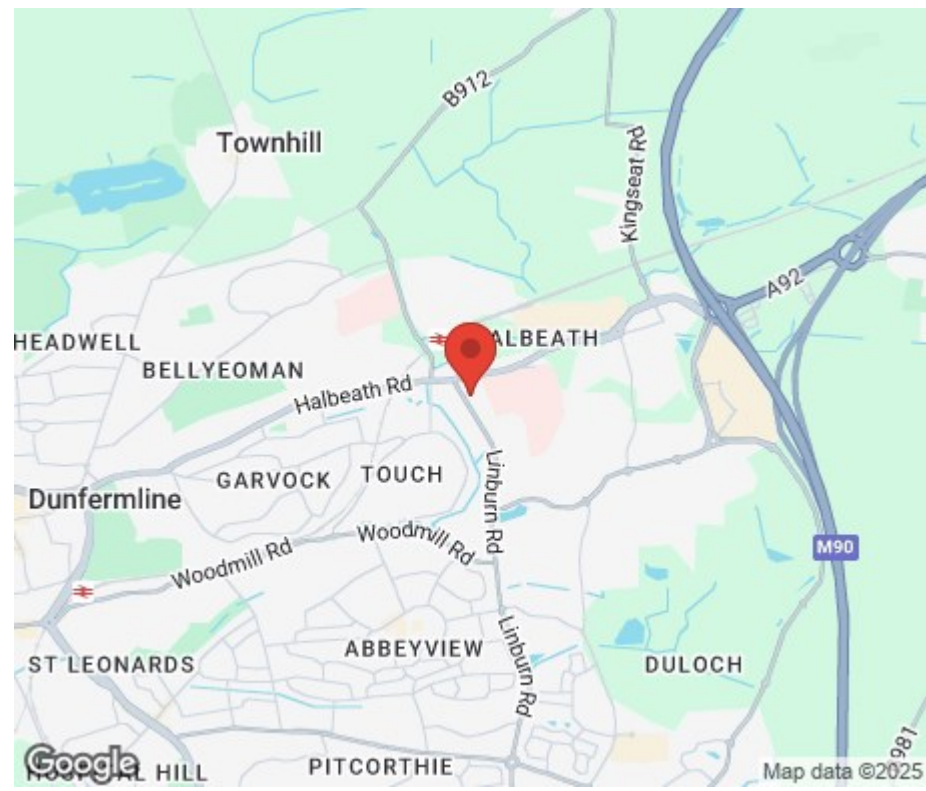




£30,000 UNDER HOME REPORT VALUE. We are delighted to be marketing this immaculately presented and substantial executive villa located within an exclusive development of quality homes, enclosed landscaped gardens and excellent outdoor space. Situated in a quiet cul-de-sac within one of Dunfermline's most sought after estates, the property is a credit to the present owners with quality fixtures and fittings, providing generous family sized accommodation, a fabulous entertaining house, yet easy to maintain. The subjects briefly comprise reception hallway, lounge with feature fireplace and french doors to rear garden, stylish and modern dining kitchen, two bedrooms and family bathroom on the ground floor. On the upper level there is two further bedrooms, one with en-suite, walk in wardrobe and study/bedroom 5. Driveway for several vehicles leads to car port and double length garage. Gas central heating and double glazing throughout. Early viewing recommended to appreciate the accommodation that is on offer.







## 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. Hot tub available by separate negotiation.

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.







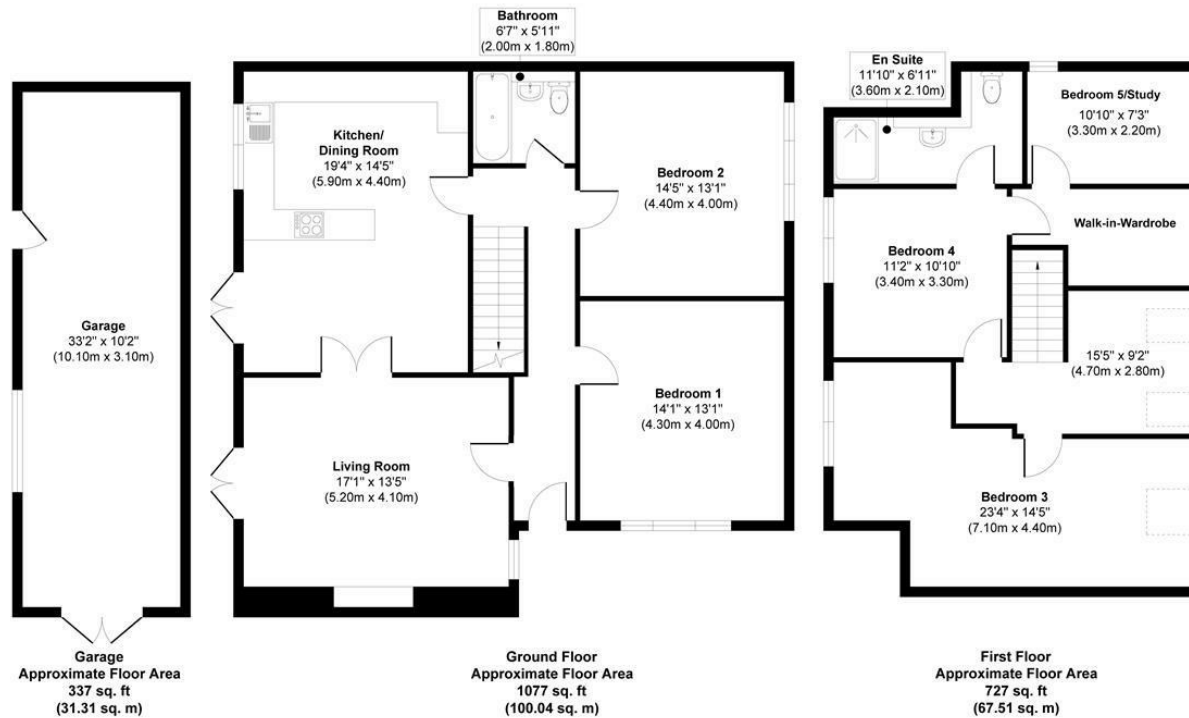








### 3 Afton Grove, Dunfermline, KY11 4LE



Approx. Gross Internal Floor Area 2141 sq. ft / 198.86 sq. m

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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.