

Morgans

PROPERTY

27 Dovecot Wynd, Dunfermline, KY11 8SY

Offers Over £375,000







We are delighted to bring to the market this stylish executive detached villa situated within a quiet cul-de-sac in one of Dunfermline's most sought after estates within Pitreavie. A woodland backdrop compliments the lovely terraced gardens and the outdoor space is ideal for entertaining with various seating areas and feature decking. The accommodation is beautifully presented and briefly comprises entrance vestibule, hallway, lounge with feature fireplace, dining room, contemporary fitted kitchen and dining area leading to conservatory. There is a separate utility room and w.c facilities off hall. On the upper level there are four double bedrooms, three of which have built in wardrobes, master en-suite and family bathroom. The double garage is split into two sections incorporating a sound proofed music studio which would be ideal as a home office. Monobloc driveway gives access for several vehicles. 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, curtains, bathroom and light fittings together with integrated appliances, washing machine, EV charger at the front of the property and the 2 outside electrical points.

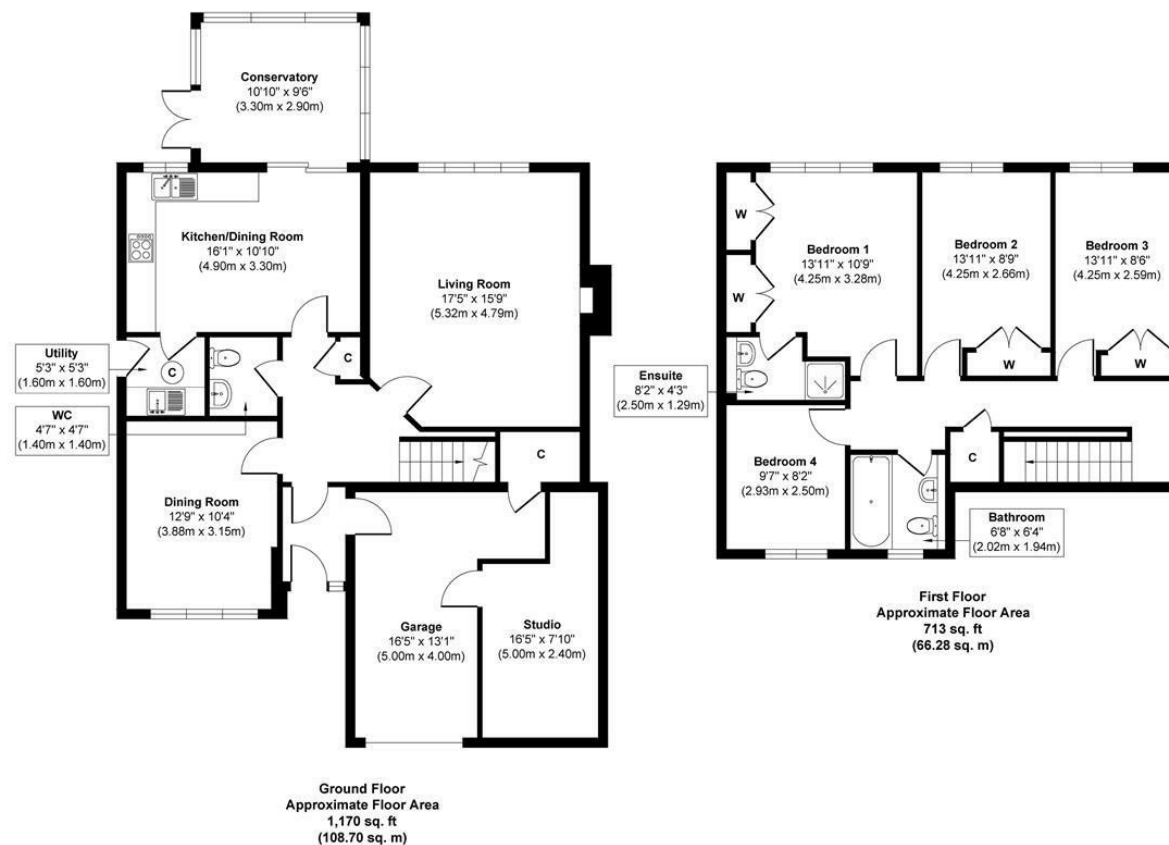
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested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







Dovecot Wynd Dunfermline KY11 8SY



Morgans

PROPERTY

Approx. Gross Internal Floor Area 1,883 sq. ft / 174.98 sq. m

Illustration for identification purposes only, measurements approximate, not to scale. Copyright

Morgans

PROPERTY

SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



espc

rightmove

Zoopla.co.uk

onTheMarket.com

s1homes.com

naei | propertymark

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.