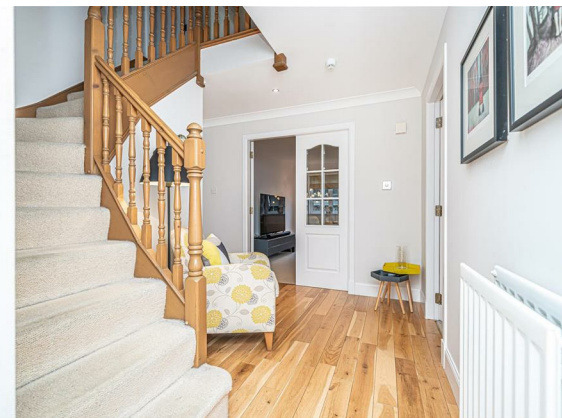




Morgans

PROPERTY

24 Cromar Drive, Dunfermline, KY11 8GE

Offers Over £495,000

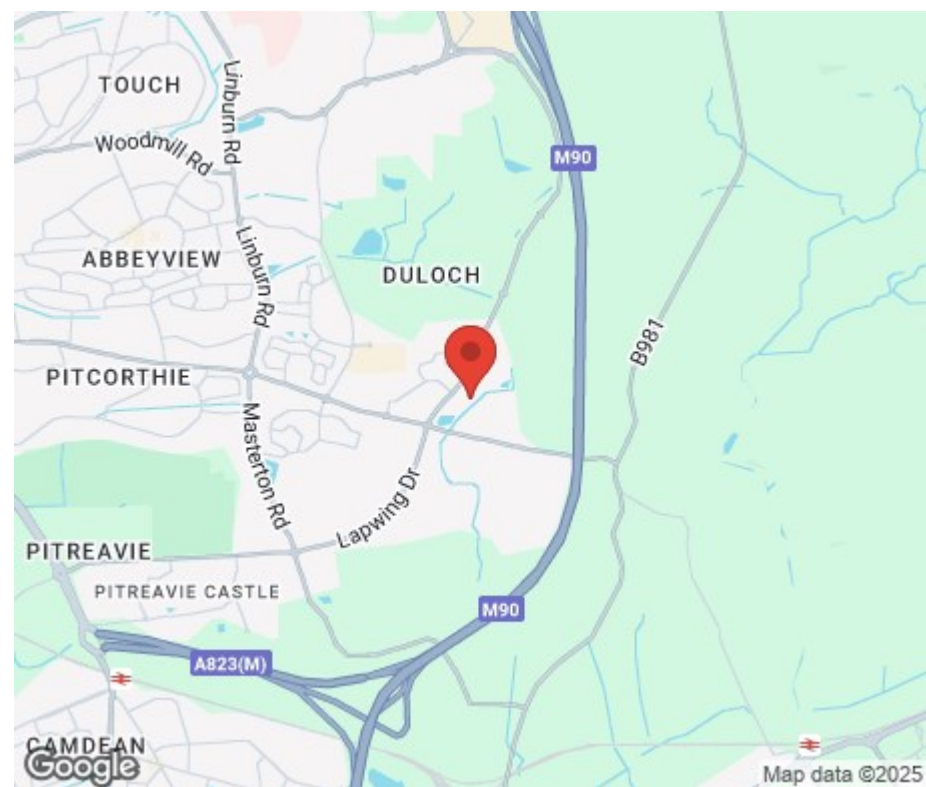






CLOSING DATE WEDNESDAY 5TH MARCH @ 2PM. We are delighted to bring to the market this excellent family villa, namely "The Eardley" occupying an enviable position within exclusive Cala Estate in one of the Dunfermline's most prestigious locations. Offering fantastic family accommodation over two levels and generous throughout. The property is beautifully presented and a credit to the present owners offered in lovely condition. It comprises entrance vestibule, reception hall, downstairs WC, lounge with feature living flame fire, dining room, dining kitchen/family room with french doors to gardens and separate utility room leading to integral double garage which is carpeted throughout and would be ideal as a gym/games room. On the upper level there is an attractive gallery style hallway and landing which has ample space for free standing furniture and office space. There are four double bedrooms, all with built in fitted wardrobes, master en-suite with dressing room and guest en-suite facilities. A four piece stylish family bathroom completes this home with overhead shower. Access to attic. There are attractive well maintained gardens and grounds which are fully enclosed providing a child and pet safe environment offering privacy and seclusion with patio and seating areas. Double driveway with ample visitors parking. The subjects have the benefit of the Hive Smart thermostat and there is double glazing throughout.





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

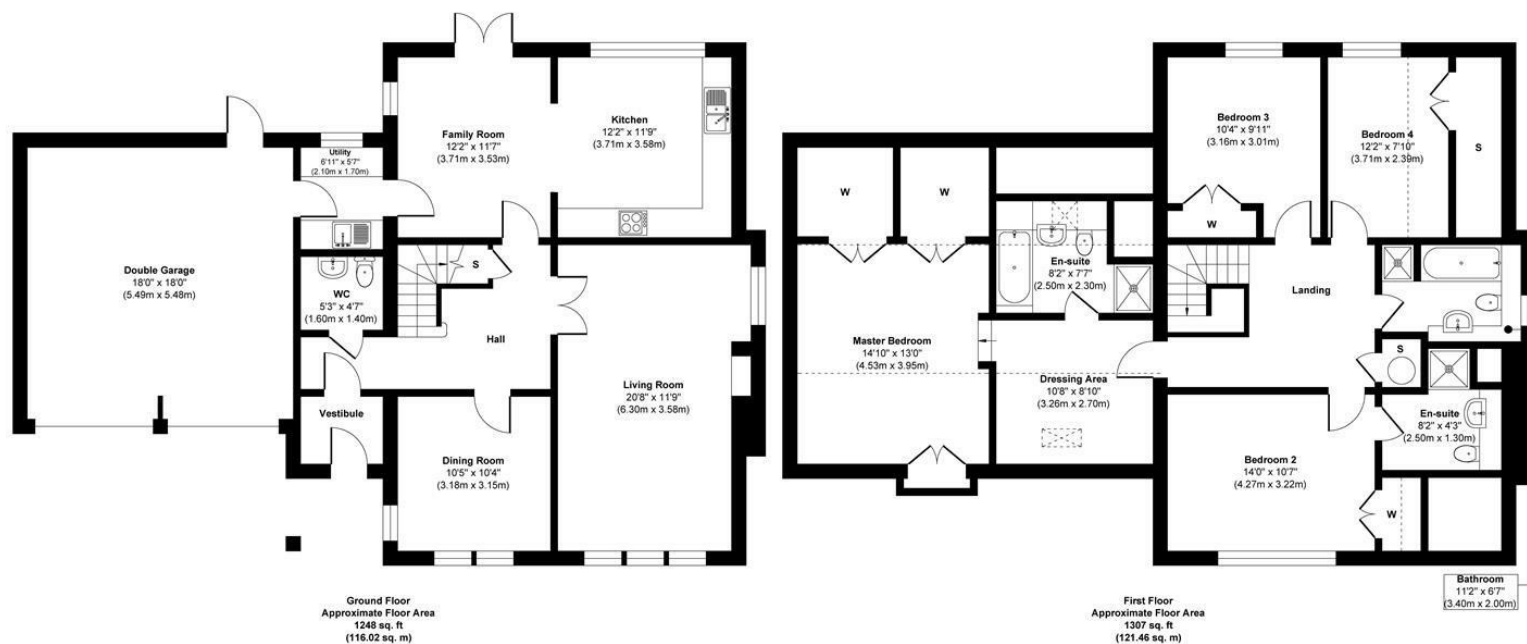
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

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.









9AM MEDIA

Approx. Gross Internal Floor Area 2555 sq. ft / 237.48 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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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.