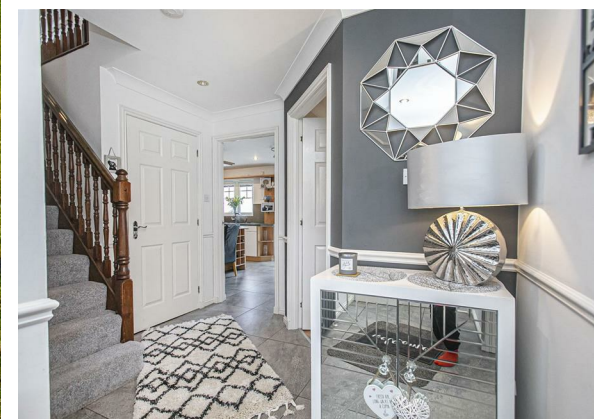




**Morgans**

PROPERTY

9 Beauly Crescent, Dunfermline, KY11 8GW

Offers Over £385,000







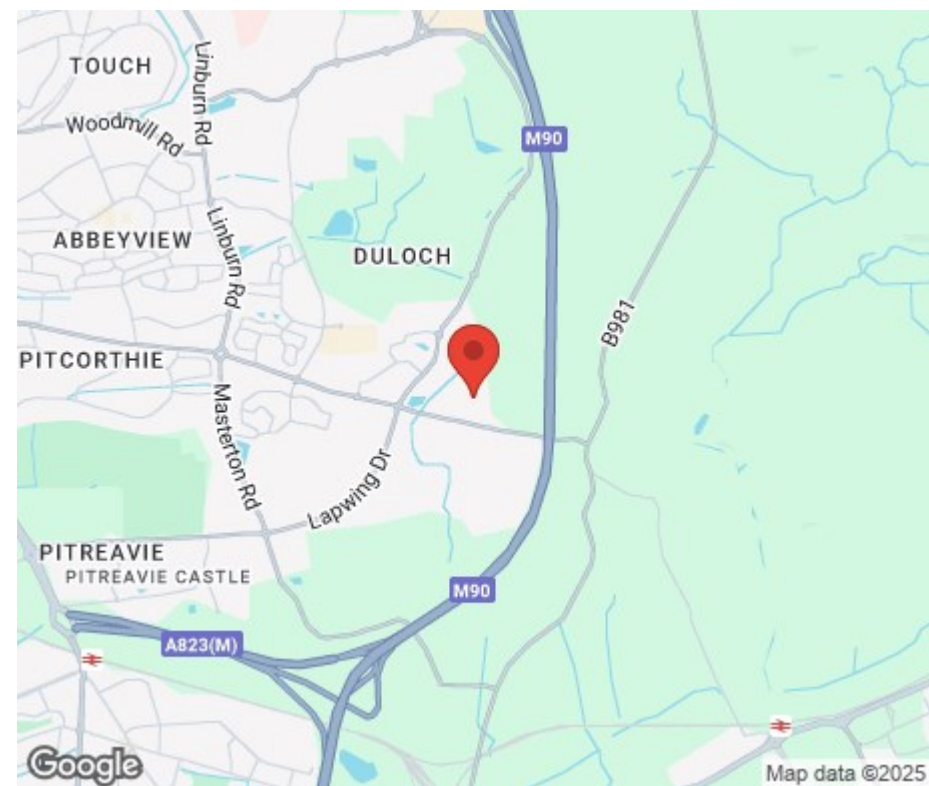




We are delighted to bring to the market this excellent family home situated in quiet well established executive estate, namely Calais Muir on Aberdour Road, with direct access to the motorway network and all amenities. This generous villa is in move in condition and a credit to the present owners with great outdoor space and fully enclosed landscaped gardens providing a child and pet safe environment with patio and decking area, an ideal entertaining home and an idyllic haven. Driveway gives access to double garage with electronic up & over garage door and power and light within. The accommodation briefly comprises entrance hall, w.c, lounge, dining room or fifth bedroom, modern breakfasting kitchen with appliances leading to feature conservatory and separate utility room. On the upper level there are three double bedrooms with master en-suite and single room or study. A stylish four piece family bathroom completes this stunning home. Good storage throughout and attic. The property benefits from a security alarm, double glazing and 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.

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.















Beauly Crescent, Dunfermline, KY11 8GW



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Approx. Gross Internal Floor Area 1672 sq. ft / 155.34 sq. m  
Illustration for identification purposes only, measurements approximate, not to scale. Copyright

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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.