

Morgans

PROPERTY

2 Abercrombie Place, Dunfermline, KY11 8DU

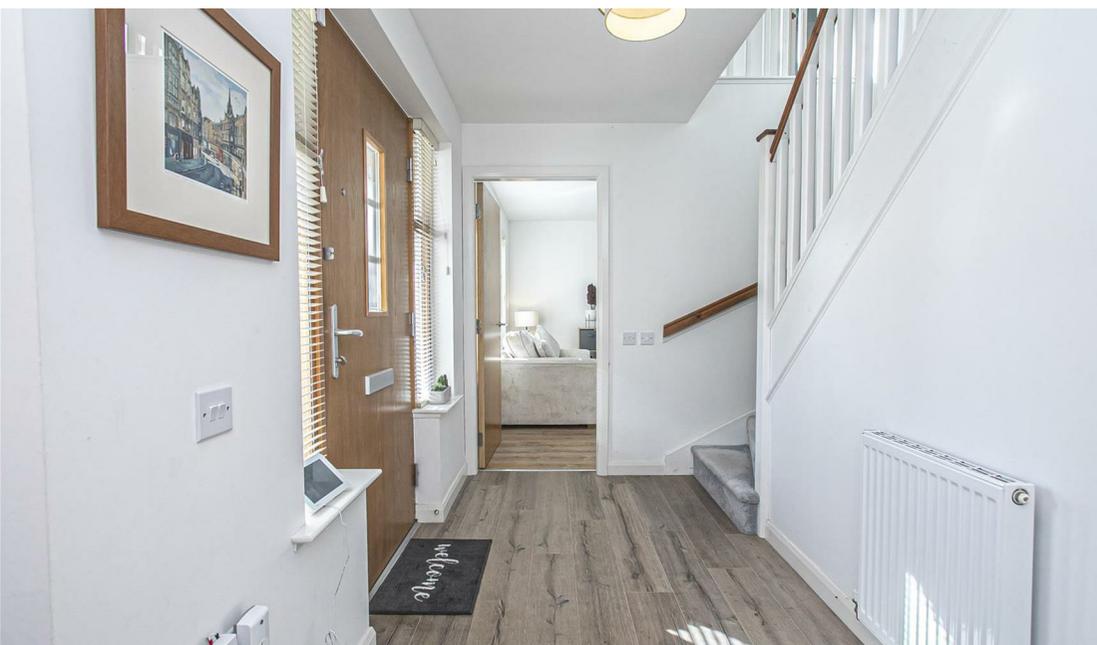
Offers Over £360,000







Stunning modern detached villa built by Dundas Homes situated in quiet cul-de-sac of stylish executive homes close to all amenities, schooling and motorway network. This particular property is positioned on an enviable plot with driveway for several vehicles leading to detached double garage. The subjects are offered in move in condition and briefly comprise reception hallway, lounge, dining kitchen, utility, shower room and study on the ground floor. On the upper level principal bedroom with fitted wardrobes and en-suite, three further bedrooms and family bathroom. There are private gardens to the front and rear fully enclosed providing a child and pet safe environment, patio areas with remote controlled sun awning and summer house providing excellent outdoor space. ADT alarm system. The property further benefits from gas central heating and double glazing throughout. Essential Viewing.





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 summer house.

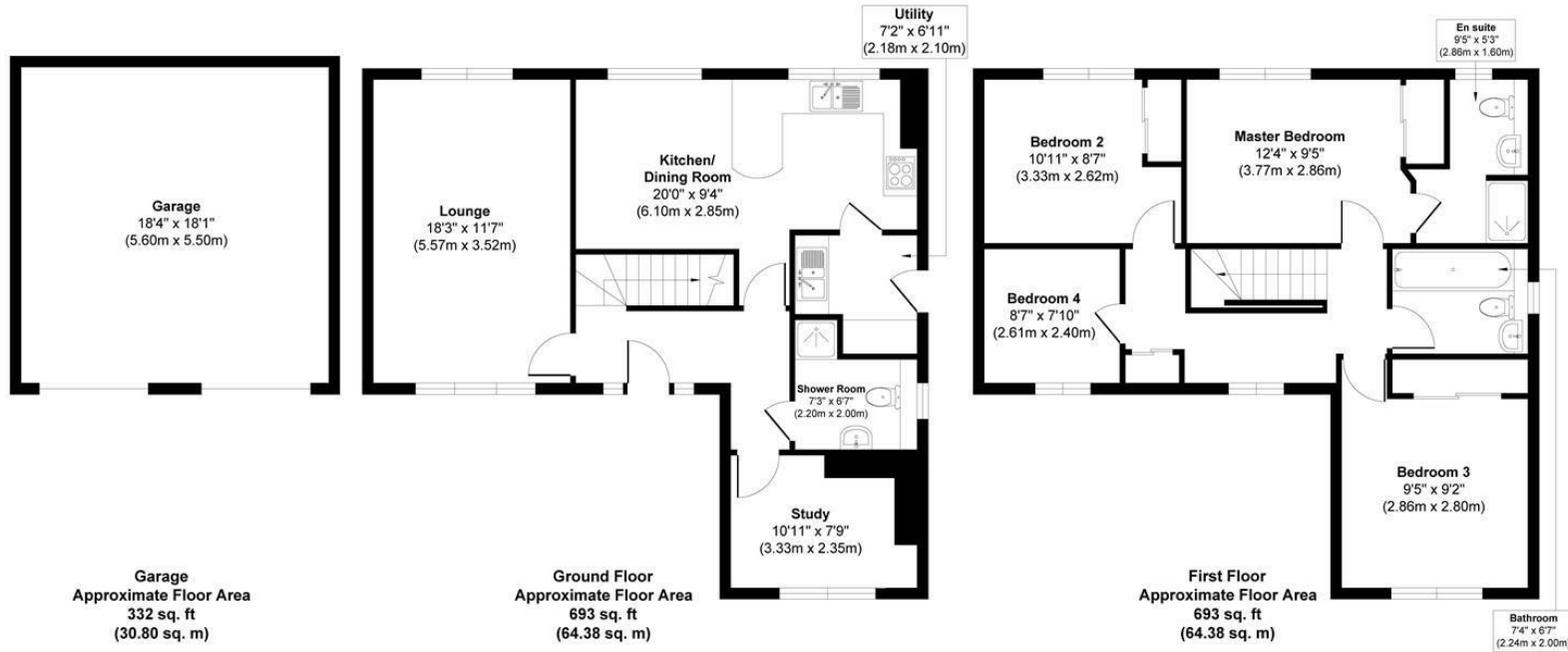
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given to the interlinked system installed in this property.







2 Abercrombie Place, Dunfermline, KY11 8DU



Approx. Gross Internal Floor Area 1718 sq. ft / 159.56 sq. m

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



SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



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.