

Morgans

PROPERTY

47 Macpherson Avenue, Dunfermline, KY11 8XA

Offers Over £345,000

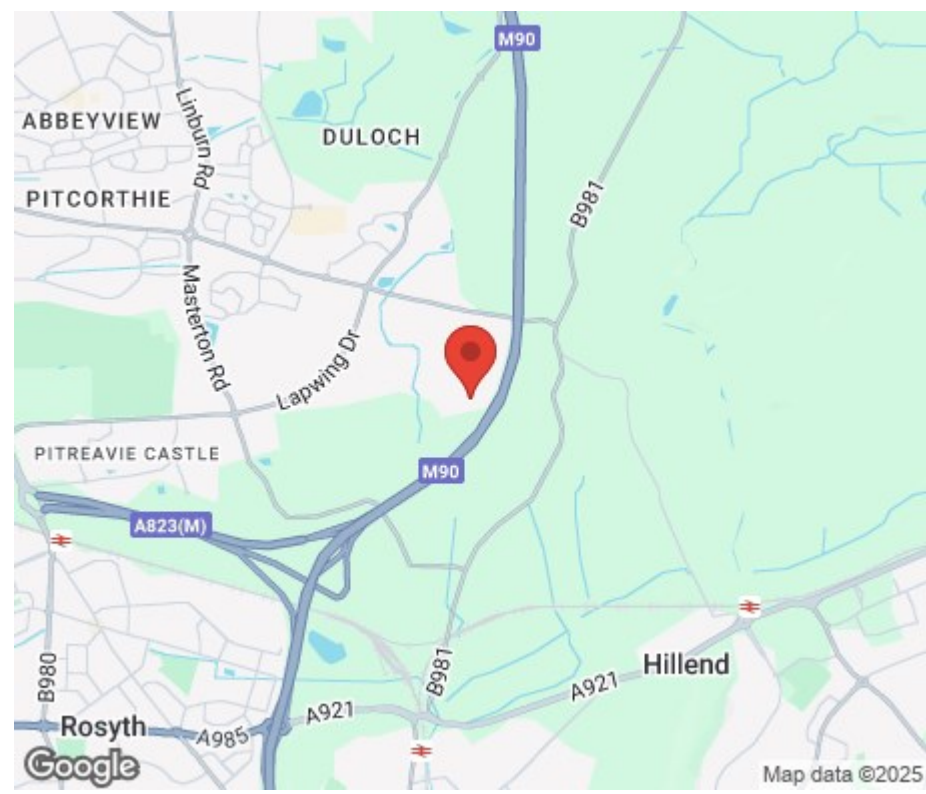






This beautifully presented executive family home is situated in a quiet exclusive development within walking distance of schooling and local amenities. The property is a credit to the present owner and offered in move in condition. Generous accommodation briefly comprising: reception hall, w.c, lounge, dining kitchen and dining room both with French doors leading to fully enclosed private landscaped gardens. Fully enclosed they provide a child and pet safe environment with decked area and timber sheds. On the upper floor there are four bedrooms, with master en-suite and family bathroom. Driveway has been extended for three vehicles and leads to integrated garage. Gas central heating and double glazing. Essential viewing.





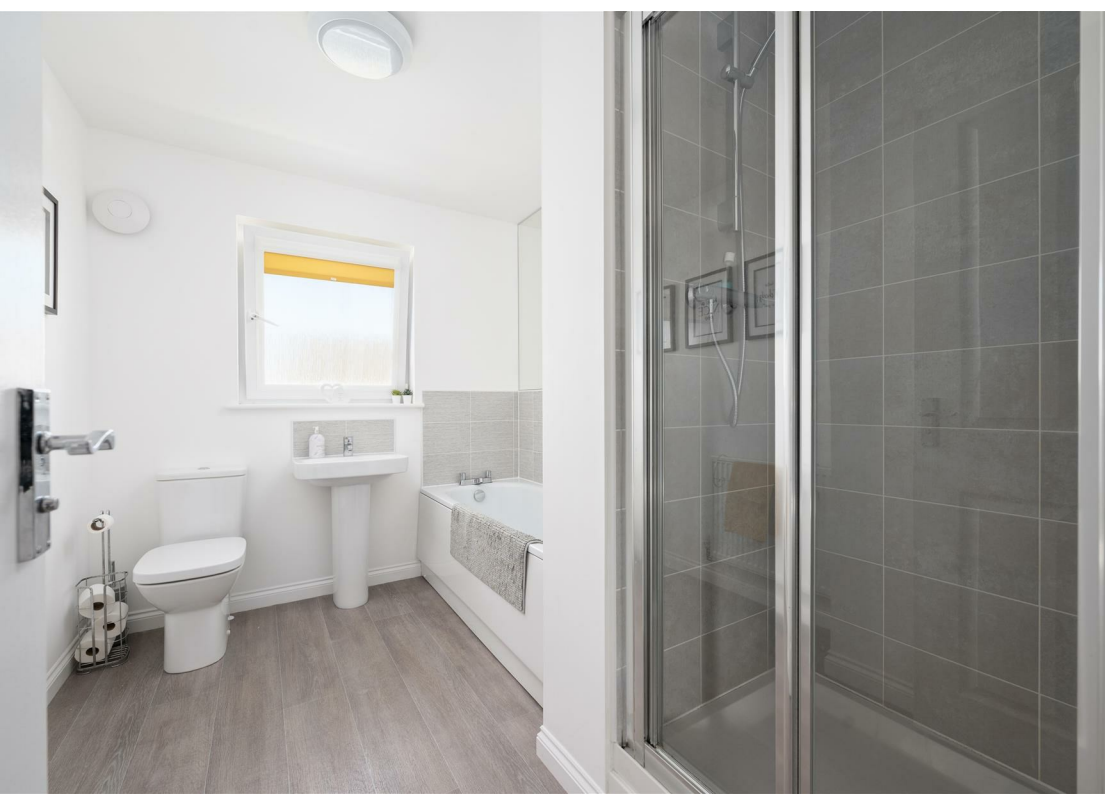
## LOCATION

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.







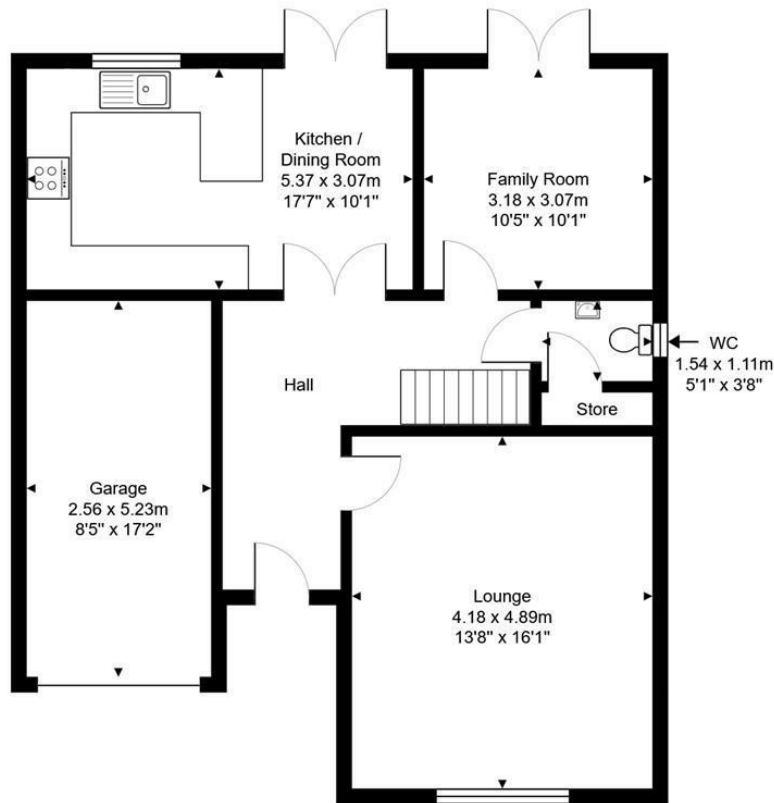
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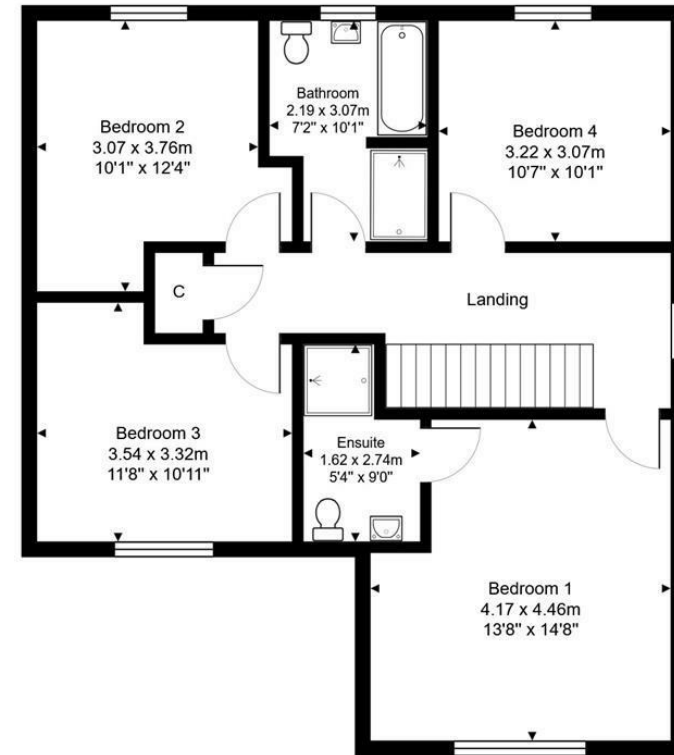
Total Area: 138.5 m<sup>2</sup> ... 1491 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

**Morgans**  
SOLICITORS



Ground Floor



1st Floor

**Morgans**

PROPERTY

SOLICITORS | PROPERTY

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