

Morgans

PROPERTY

16 Bergen Avenue, Dunfermline, KY11 8JU

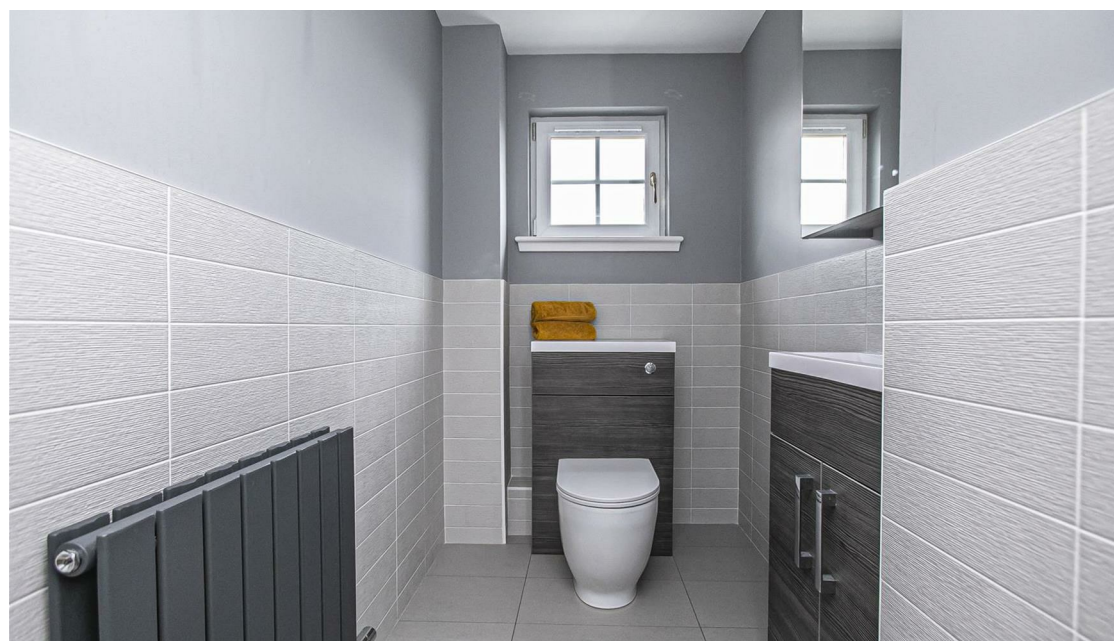
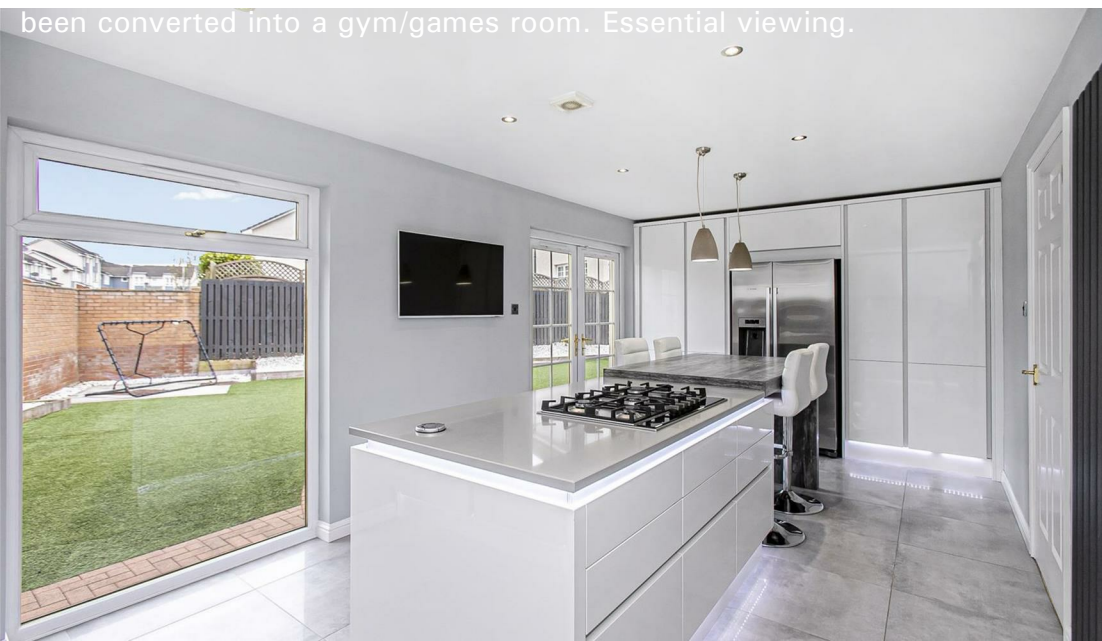
Offers Over £380,000







CLOSING DATE WEDNESDAY 23 APRIL 2025 @ 12 NOON Absolutely stunning executive family villa close to all amenities and schooling. The property is situated on an enviable generous plot within this exclusive estate with landscaped gardens benefitting from an open outlook. The accommodation is beautifully presented and a credit to the present owner with stylish fixtures and fittings throughout making this a contemporary family home with all the convenience of modern living. The subjects briefly comprise entrance hallway, lounge, stylish kitchen with integrated appliances, dining room/bedroom 5, utility and w.c facilities on the ground floor. On the upper level there is principal bedroom with two double fitted wardrobes and en-suite, second bedroom with en-suite, two further bedrooms and family bathroom with free standing bath. Good storage throughout and access to attic. The gardens are fully enclosed providing a child and pet safe environment with landscaped grounds and decked area offering an idyllic haven. This is an excellent entertaining home. The property is double glazed with gas central heating. There is a driveway for several vehicles and detached double garage that has been converted into a gym/games room. Essential viewing.





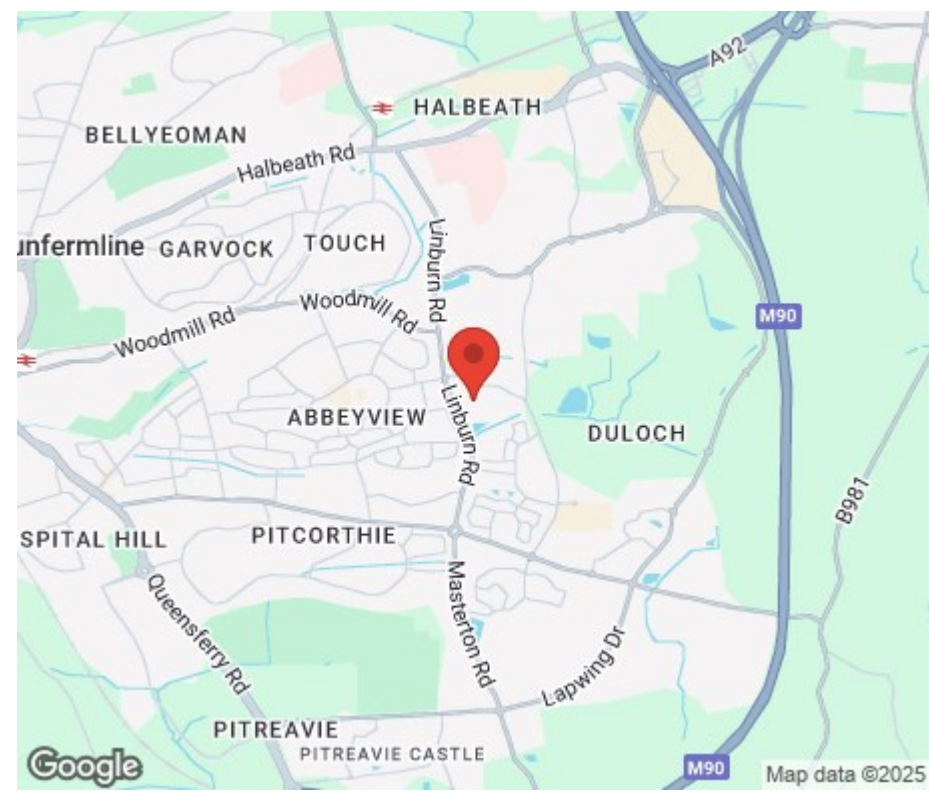
LOCATION

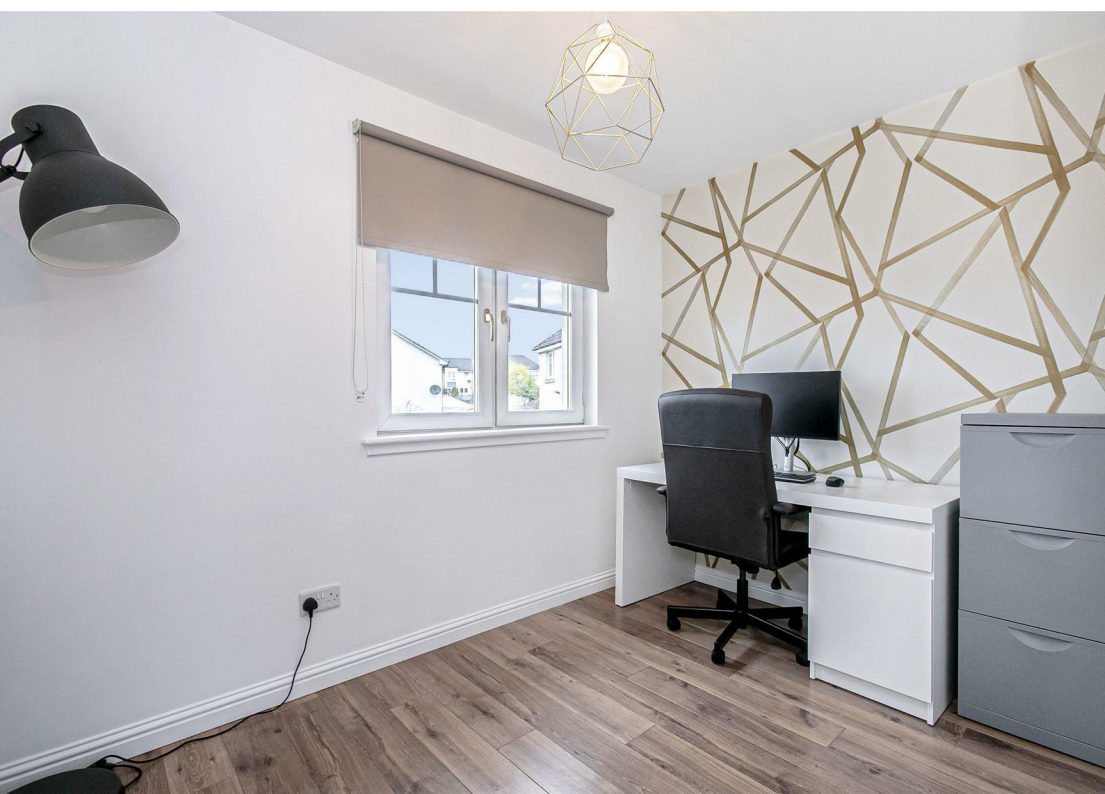
The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace 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.

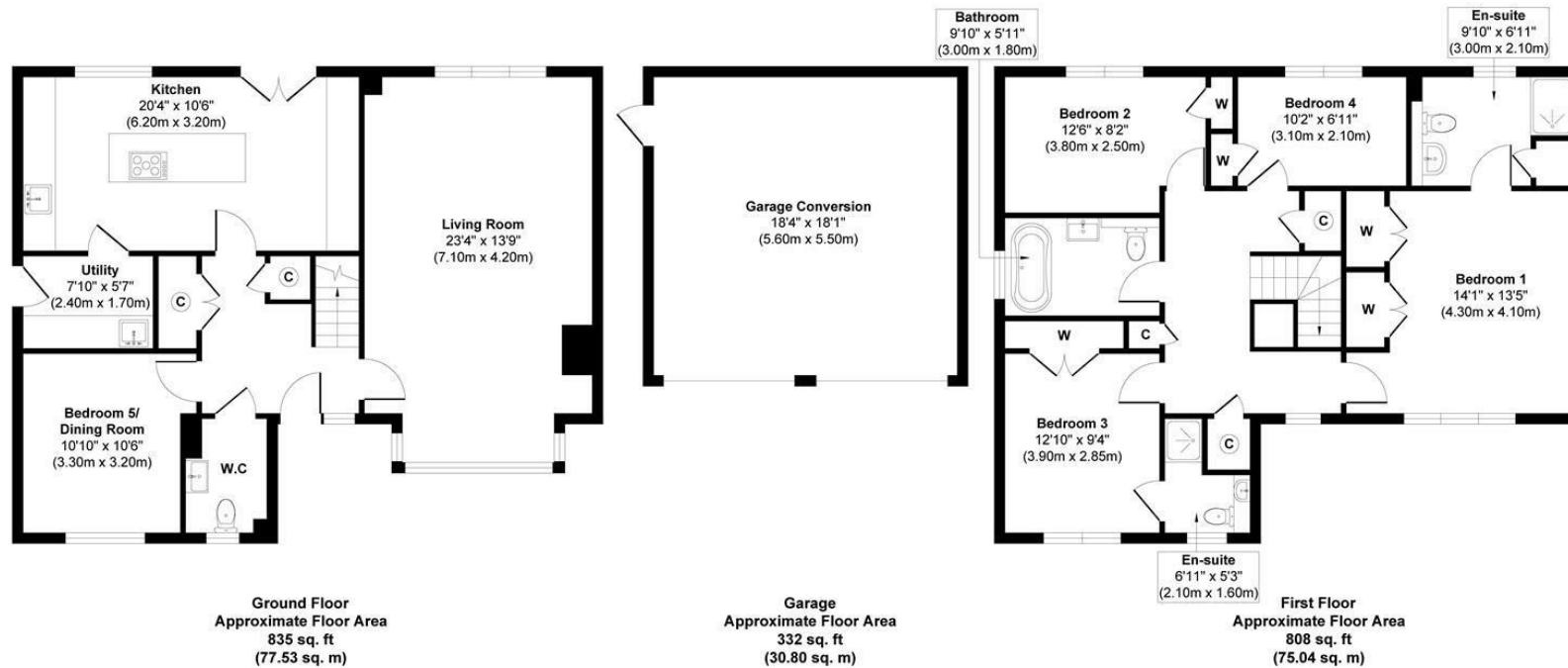








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Approx. Gross Internal Floor Area 1975 sq. ft / 183.37 sq. m

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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.