



Morgans

PROPERTY

4 Overton Court, Dunfermline, KY11 8TY

Offers Over £299,950







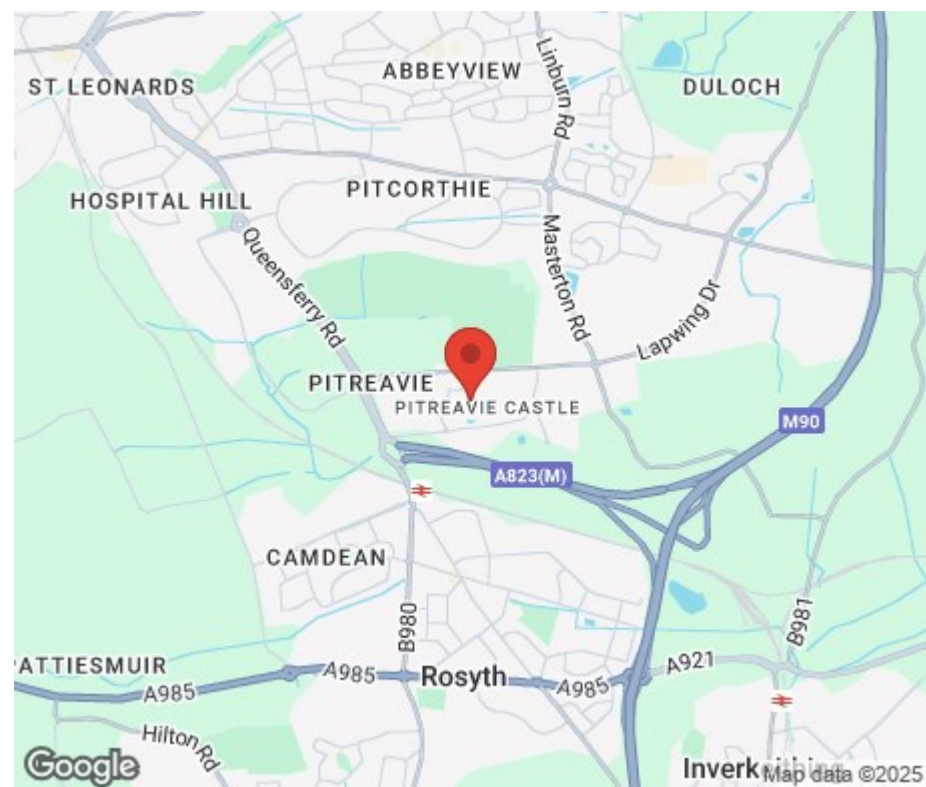




Stylish and modern four bed detached family villa located in the ever popular Pitreavie Estate within a quiet cul-de-sac and offered in move in condition with generous mature gardens which are fully enclosed providing a child and pet safe environment with patio and seating areas, a truly idyllic haven and benefits from a sunny aspect. The accommodation is a credit to the owners and briefly comprises entrance vestibule, w.c facilities, lounge with feature fireplace leading to conservatory, breakfasting kitchen with integrated appliances and separate utility room. On the upper level there are four lovely bedrooms with master en-suite and four piece family bathroom. Access to attic. The double driveway leads to single garage with power and light within. The property is double glazed with 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. Please note the bus route at Pitbauchlie Bank goes to Dollar Academy.

### 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.







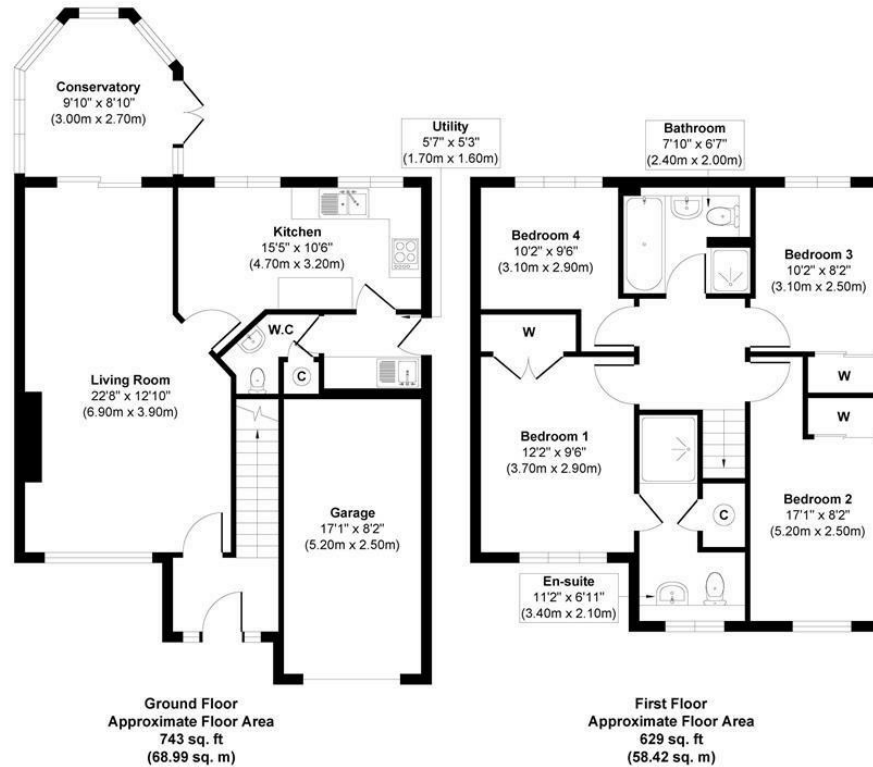








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Approx. Gross Internal Floor Area 1372 sq. ft / 127.41 sq. m

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

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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.