



Morgans

PROPERTY

25 Cromar Drive, Dunfermline, KY11 8GE

Offers Over £495,000







We are delighted to bring to the market this excellent family villa occupying an enviable position within exclusive Cala Estate in one of the Dunfermline's most prestigious locations. Offering fantastic family accommodation over two levels and generous throughout. The property is beautifully presented and a credit to the present owners offered in lovely condition and stylish throughout. It comprises entrance vestibule, reception hall, downstairs WC, lounge with feature living flame fire, family room, dining kitchen with french doors to gardens and separate utility room leading to integral double garage which is being used as an entertainment room with bar. Would be ideal as office/gym if desired. On the upper level there are five bedrooms, all with built in fitted wardrobes, master en-suite, guest en-suite and four piece family bathroom. Access to attic. There are attractive landscaped gardens and grounds which are fully enclosed providing a child and pet safe environment offering privacy and seclusion with large patio, feature decking and seating areas. An idyllic haven with a southernly aspect. Double driveway with ample visitors parking. The property is double glazed with gas central heating.





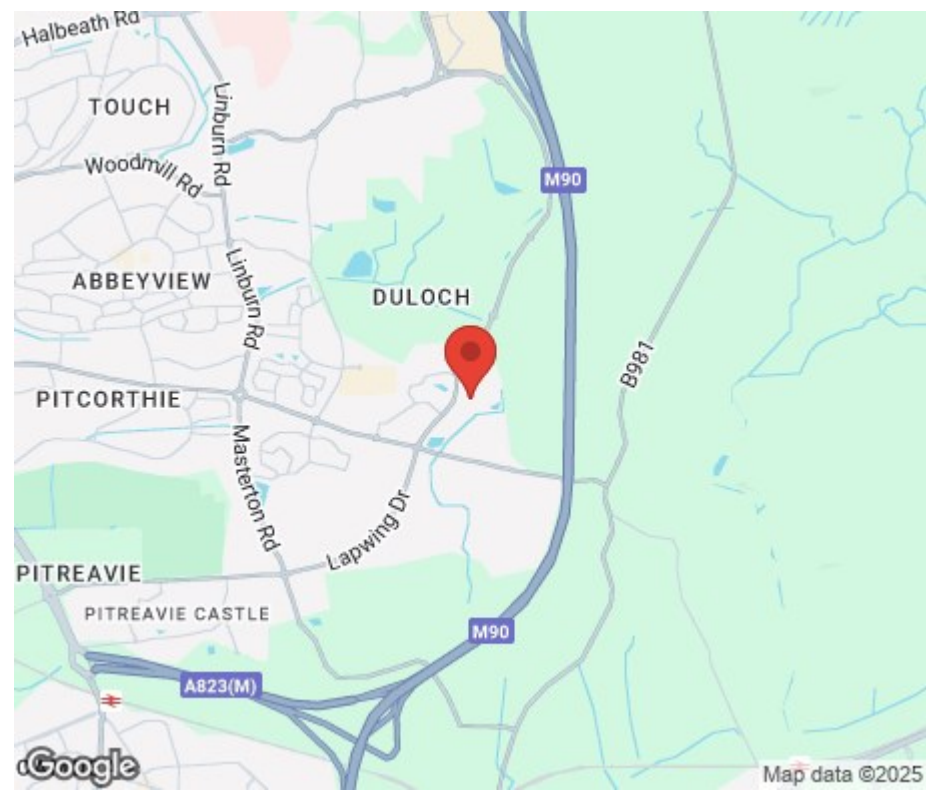
LOCATION

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 (excluding lighting fixtures in the living room and the lighting fixture over the kitchen table), together with integrated appliances, two garden sheds, washing machine and tumble dryer.

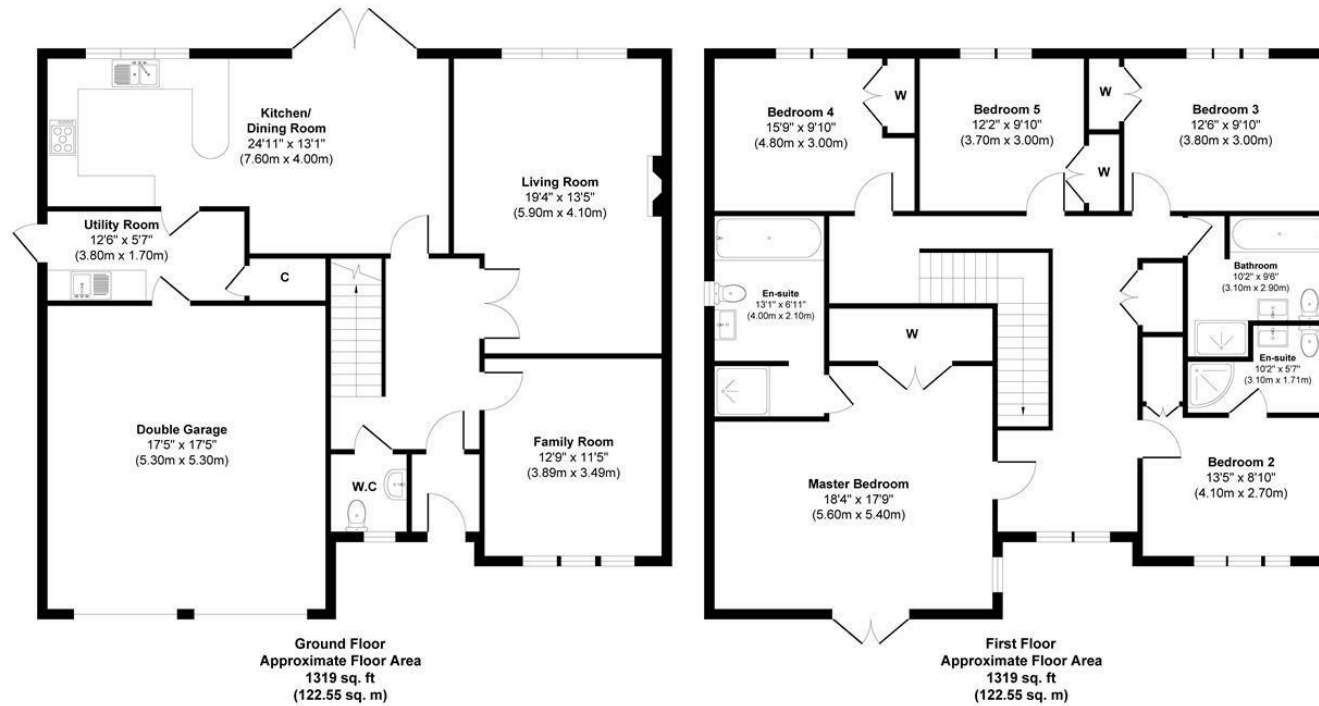
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.











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Approx. Gross Internal Floor Area 2638 sq. ft / 245.10 sq. m

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33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

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