



Morgans

PROPERTY

Plot 4, Castle Brae, Dunfermline, KY11 8QF

Guide Price £525,000







We are delighted to be marketing for Naturi Homes Ltd, local developers with a reputation for building bespoke and unique high specification luxury homes in and around West Fife. This exciting development gives discerning buyers the opportunity to buy off plan and discuss directly with the developer their needs and specification. The standard of build is second to none creating a feeling of space and tranquillity and finished to the highest of specifications with practical luxuries, top of the range Neff appliances, striking kitchens with solid work surfaces, signature bathrooms fitted with the luxurious Lusso Stone and porcelain tiles with feature lighting. Exceptional specification included as standard. These homes will be energy efficient with underfloor heating, heat pump and solar. There will be gardens and outdoor space with three parking bays with car charger per home. Further specification detail available on request. This development of six detached homes forms part of the Pitreavie Castle Estate a central location with direct access to the M90 motorway network to Edinburgh and the north. An excellent commuter base with Rosyth Train Station a 10 minute walk away.





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.











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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.