



Morgans

PROPERTY

28 Pit Lane, Dunfermline, KY12 9FJ

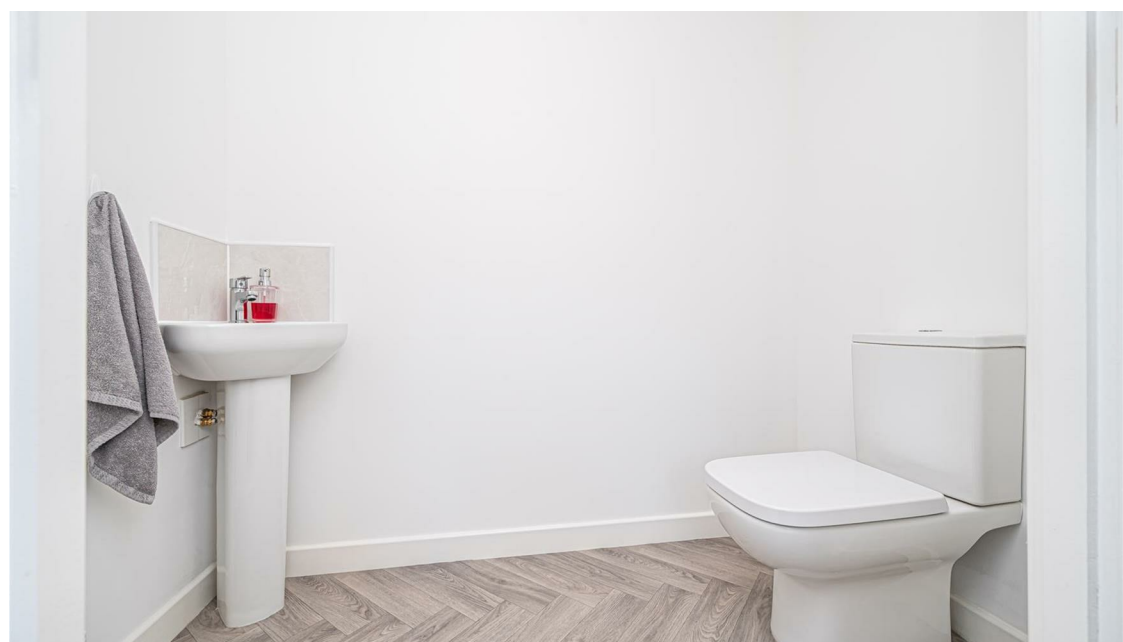
Offers Over £355,000







We are delighted to be marketing this executive family villa built by Persimmon Homes in 2024. The property is offered in move in condition and nicely positioned within this exclusive estate with open outlook to the front. Ideally placed for Queen Anne High School, the estate has proven popular as all local amenities are within easy walking distance, a short walk takes you into the City Centre, Fife Cycle and foot path and Pittencrieff Park. The accommodation is stylish with quality fixtures, fittings and flooring throughout providing flexible accommodation. It briefly comprises reception hallway with storage, lounge with feature media wall and fireplace, dining kitchen with built in appliances, utility room and wc on the ground floor. On the upper level there is principal bedroom with en-suite, three further bedrooms, jack and jill shower room and family bathroom. Access to attic. The landscaped gardens are fully enclosed providing a child and pet safe environment, easy to maintain with patio area and countryside outlook to the rear. The driveway has been extended to provide parking and leads to the integrated garage. 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 fittings together with integrated appliances.

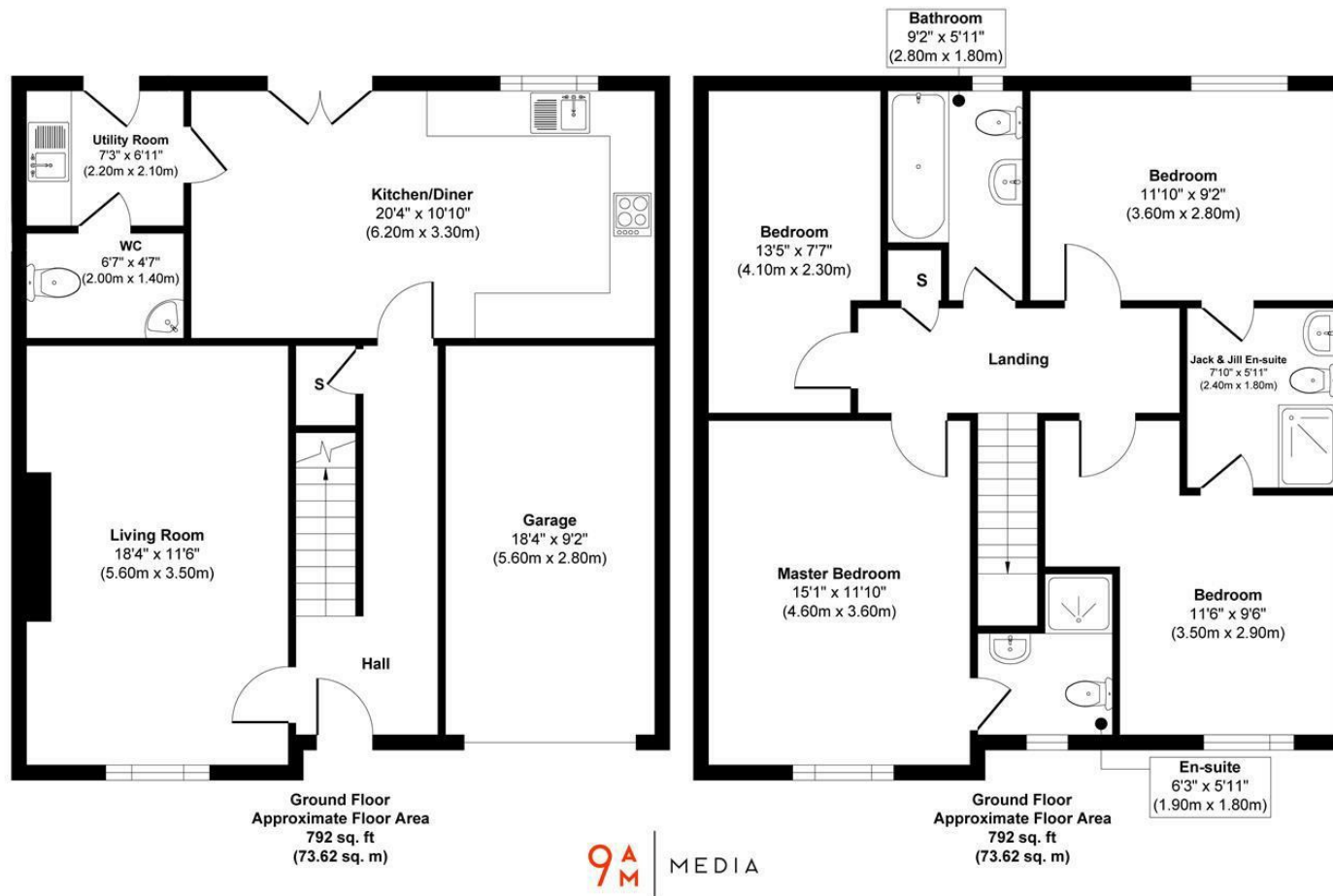
Please note that all light fittings are not included in the sale.

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.









9AM MEDIA

Approx. Gross Internal Floor Area 1584 sq. ft / 147.24 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



espc

rightmove

Zoopla.co.uk

onTheMarket.com

s1homes.com

naei | propertymark

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.