

Morgans

PROPERTY

1 Francis Court, Dunfermline, KY12 9NJ

Offers Over £395,000











We are delighted to bring to the market this exceptional individually designed executive detached bungalow situated in a quiet cul-de-sac within a private estate to the west of Dunfermline. The landscaped gardens are private and secluded providing a child and pet safe environment with feature summerhouse and log burning stove with patio areas, an idyllic haven and a fabulous home for entertaining. The accommodation is a credit to the present owner and offered in move in condition with quality fixtures and fittings throughout. The subjects briefly comprise entrance vestibule, reception hall, storage and w.c. Bright and spacious lounge with open plan aspect to dining room, modern fitted breakfasting kitchen with separate utility room. There are four bedrooms with master en-suite and stylish family bathroom. Access to attic. The double driveway gives access to single car garage with ample visitors parking. The property is double glazed with gas central heating. EPC RATING C.







**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 together with integrated appliances and summerhouse.

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.







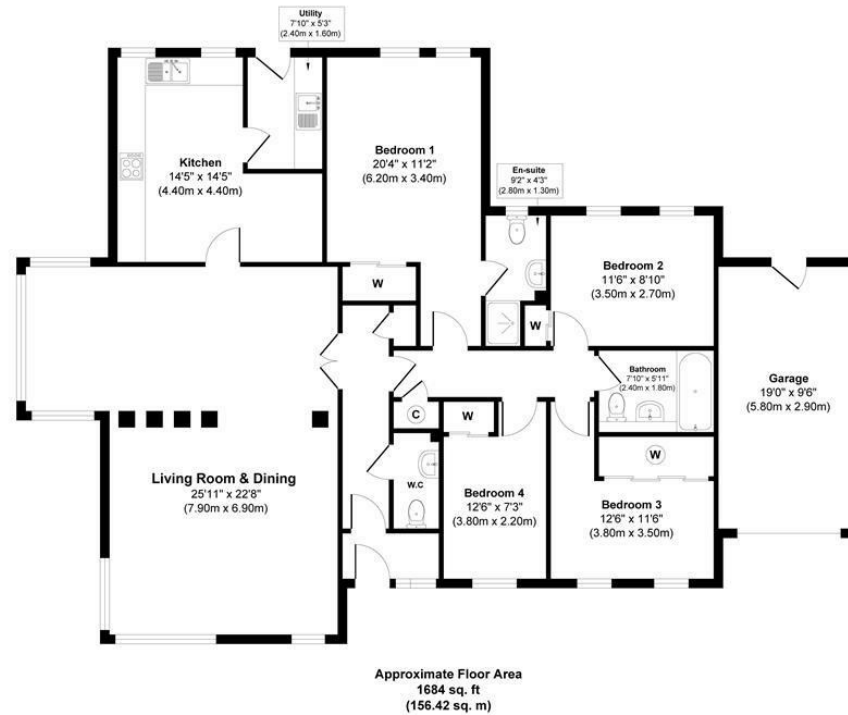








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Approx. Gross Internal Floor Area 1684 sq. ft / 156.42 sq. m

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

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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.