

Morgans

PROPERTY

90 Woodpecker Crescent, Dunfermline, KY11 8QB

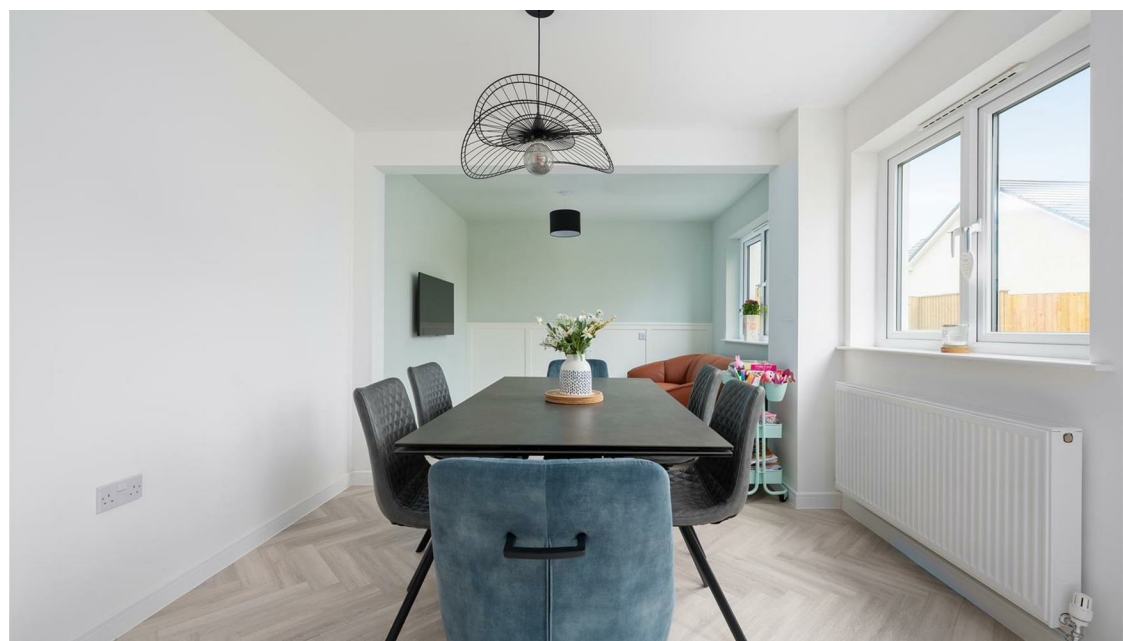
Offers Over £399,950







This beautifully presented executive family home was completed in 2024 and is situated in a quiet exclusive development within walking distance of schooling and local amenities. The property is a credit to the present owner and offered in move in condition with newly fitted Amtico flooring and bespoke window blinds. Generous accommodation briefly comprising: reception hallway with storage, w.c facilities, lounge and utility. The owners have converted part of the garage to make a fabulous open plan kitchen/dining/family area with French doors leading to fully enclosed private rear gardens. The gardens have recently been landscaped with patio areas including pergola and hot tub providing fantastic al fresco entertaining areas. On the upper floor there is principal bedroom with en-suite facilities, three further bedrooms and family bathroom. Double driveway leads to integrated garage space. Gas central heating and double glazing. 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 and light fittings together with integrated appliances. Hot tub is available by separate negotiation.

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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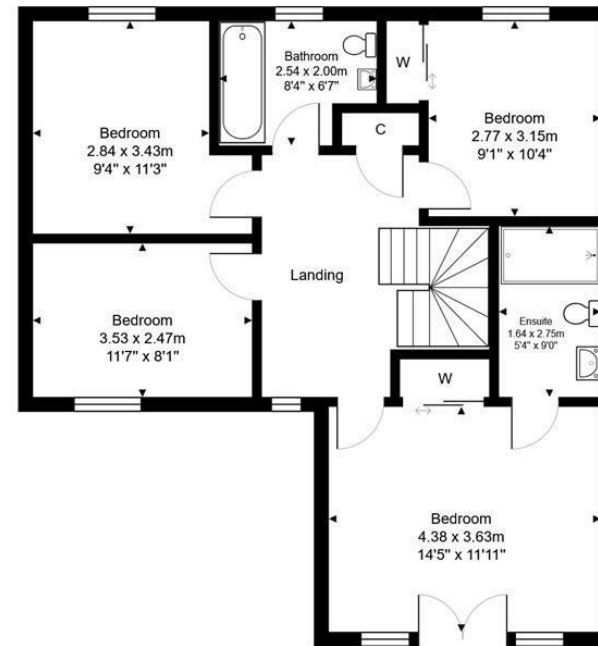


Total Area: 144.4 m² ... 1554 ft²

All measurements are approximate and for display purposes only



Ground Floor



1st Floor



SOLICITORS | PROPERTY

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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.