



Morgans

PROPERTY

8 Beauly Crescent, Dunfermline, KY11 8GW

Offers Over £365,000

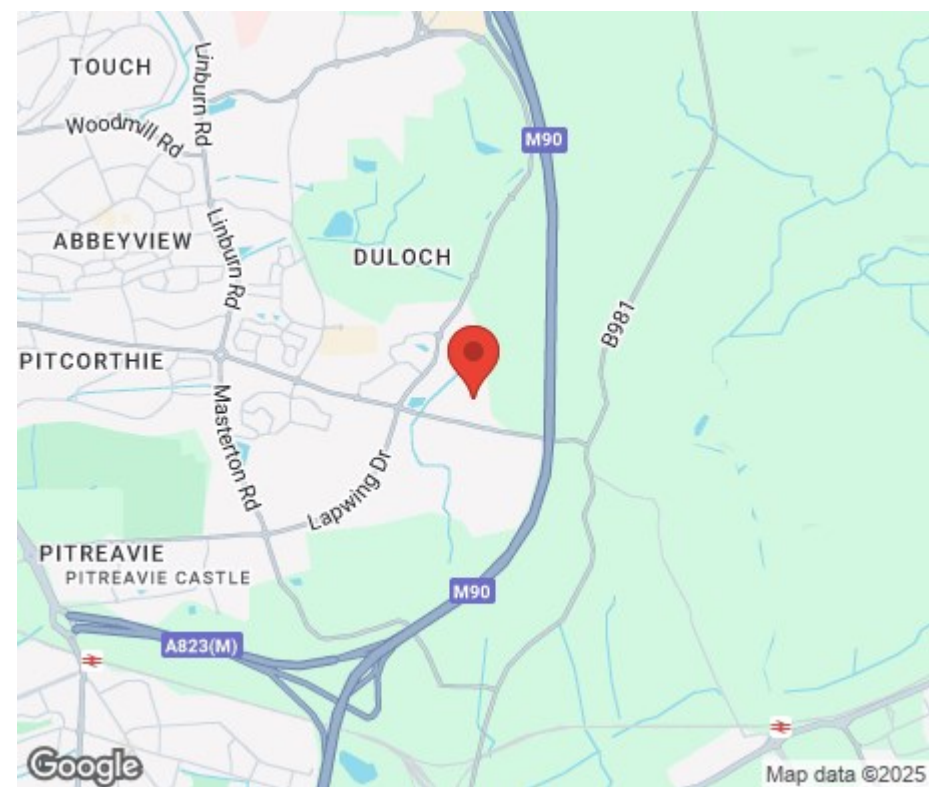






We are delighted to be marketing this stunning executive detached family home situated in the exclusive Calais Muir Estate built by "Bett Homes". The property is quietly positioned to the right of the estate within private road. There are attractive landscaped gardens with seating and patio areas making this an excellent entertaining home. The grounds are fully enclosed providing a child and pet safe environment, an idyllic haven which is not overlooked. The generous accommodation is beautifully presented and comprises reception hall, downstairs wc, lounge, dining room/bedroom 5, stylish breakfasting kitchen with separate utility room. On the upper level there are four bedrooms with master en-suite, three of which have fitted wardrobes and four piece family bathroom. Access to attic. The double driveway gives access to double garage. Early viewing is highly recommended to appreciate this superb family home. The property has gas central heating and double glazing throughout.





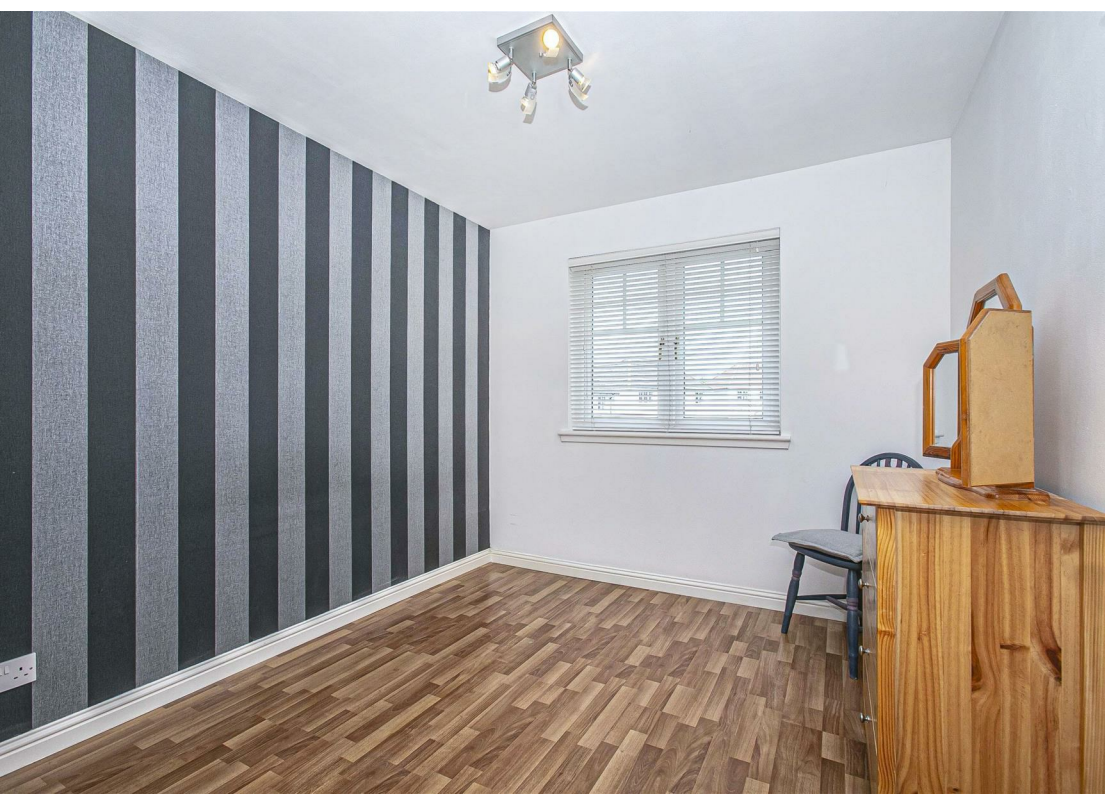
LOCATION

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, garden shed and summerhouse.

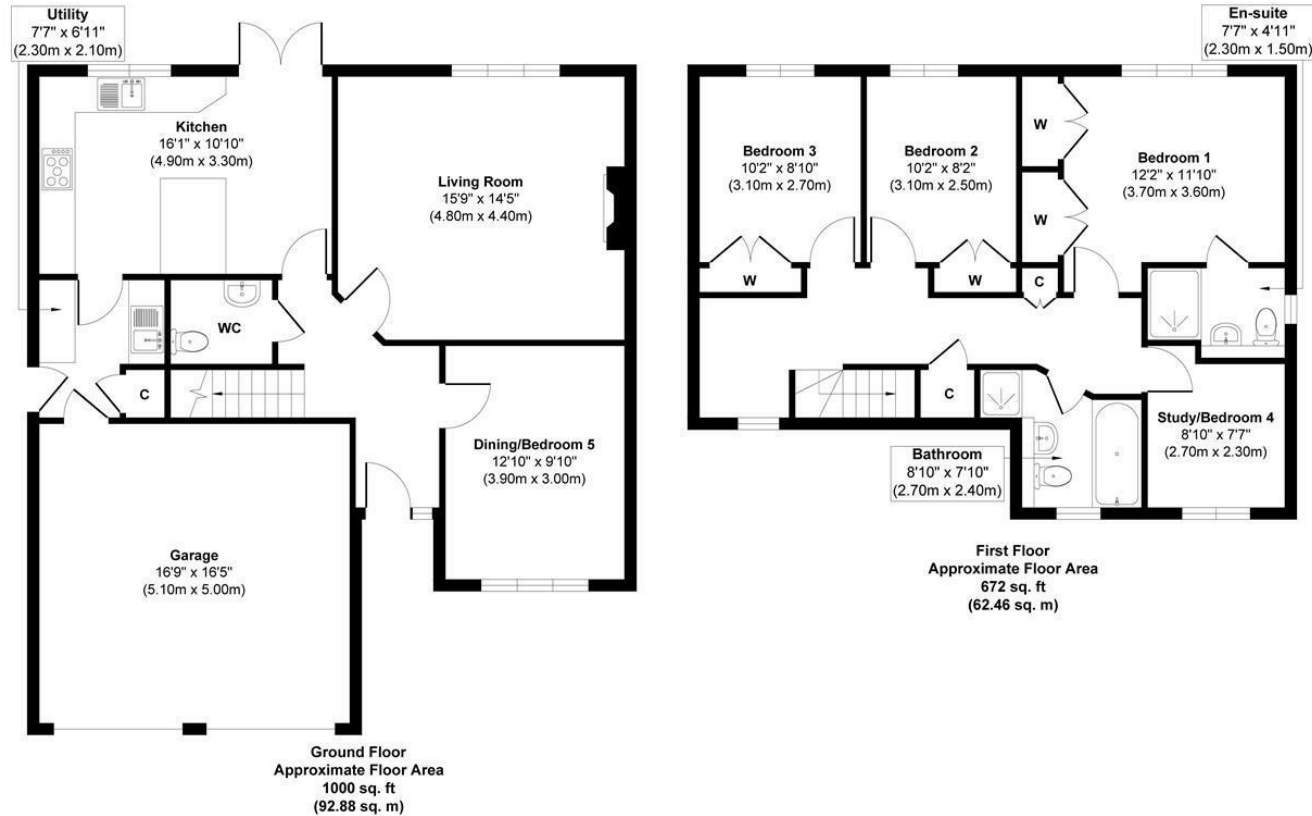
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). Please note our client has the inter-linked system installed.







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Approx. Gross Internal Floor Area 1672 sq. ft / 155.34 sq. m

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

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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.