

Morgans

PROPERTY

14 Middlebank Rise, Dunfermline, KY11 8LH

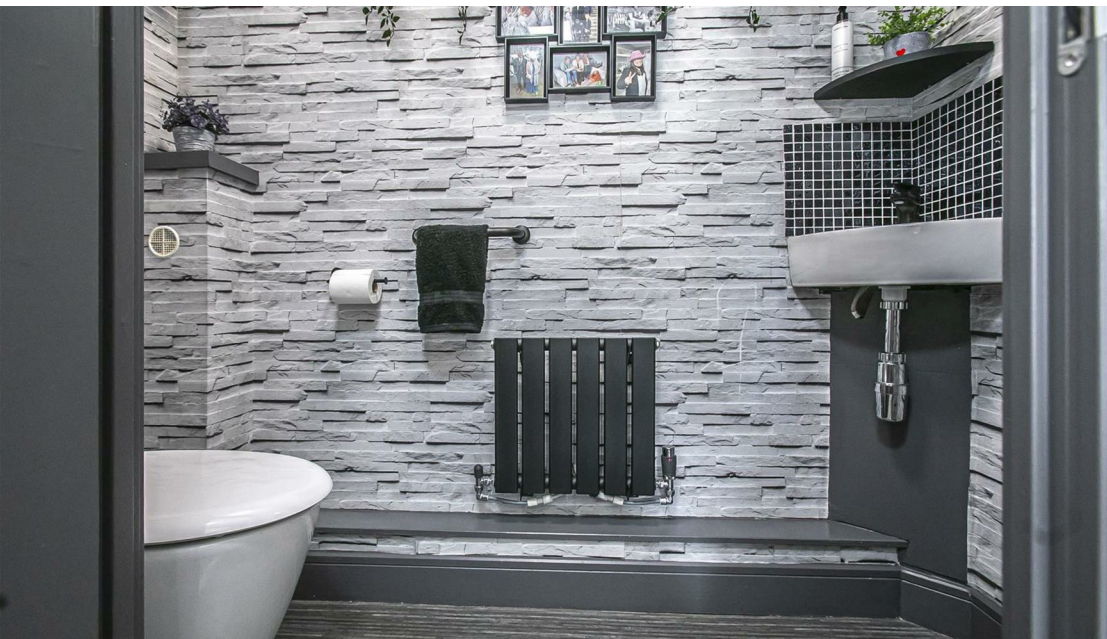
Offers Over £299,950

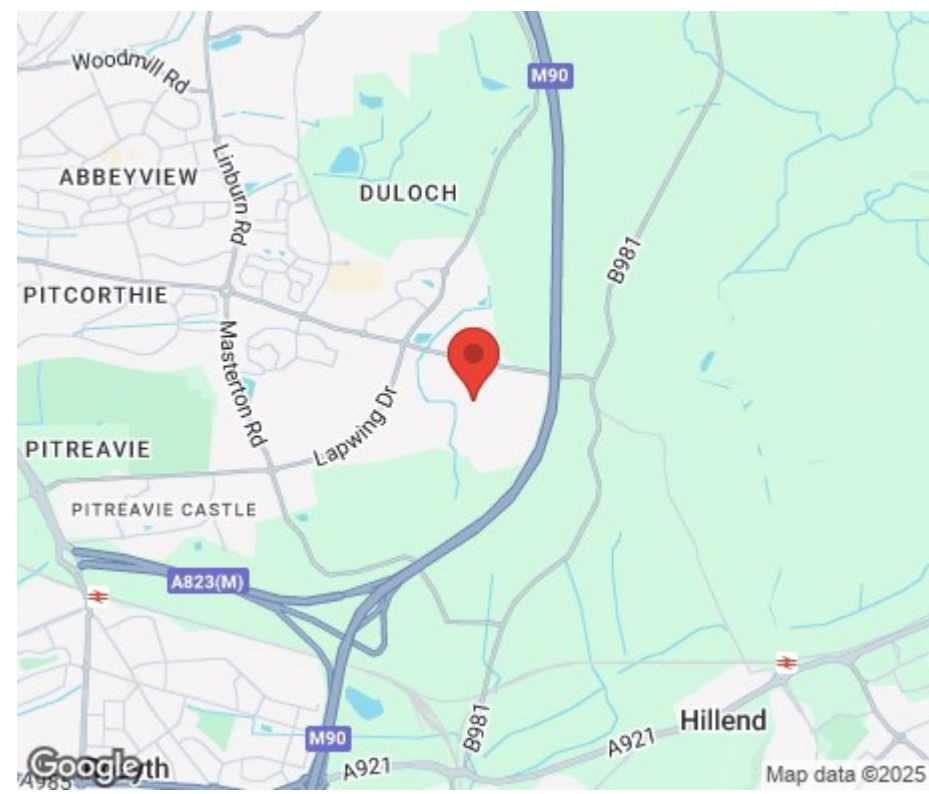
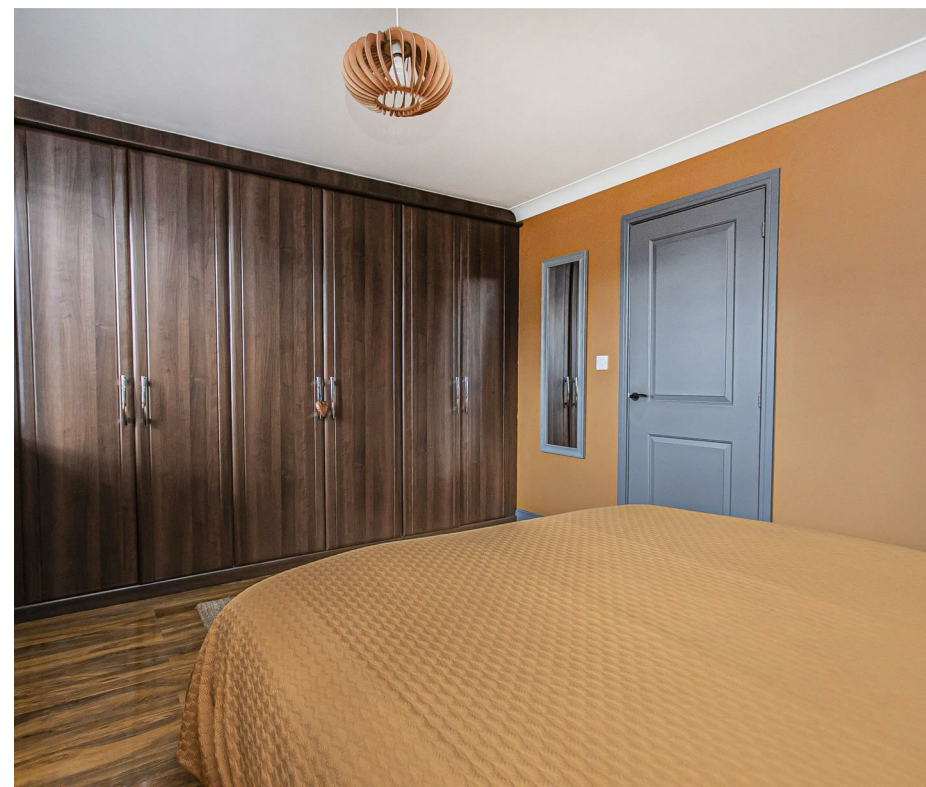






Absolutely stunning end terraced three storey dwellinghouse on enviable corner plot. This larger property, which is one of only two properties of this type on this estate, offers excellent family accommodation over three levels with superb gardens which are fully enclosed providing a child and pet safe environment. The property is a credit to the present owners and is offered in move in condition with many enhancements and upgrades over the last few years. The landscaped gardens are partially walled offering privacy and an idyllic haven with patio area. An ideal entertaining home. The accommodation is stylish and contemporary with striking colour schemes which have to be viewed to be appreciated. The subjects briefly comprise reception hall, w.c, lounge or further bedroom to front and breakfasting kitchen with french doors to garden. On the first floor there is a living room and master bedroom with en-suite facilities. On the second floor there are two further double bedrooms, a single bedroom and modern bathroom. There is a double driveway and ample visitors parking. The property is double glazed with gas central heating including a new Scottish Gas installed boiler in August 2024.





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 and garden shed.

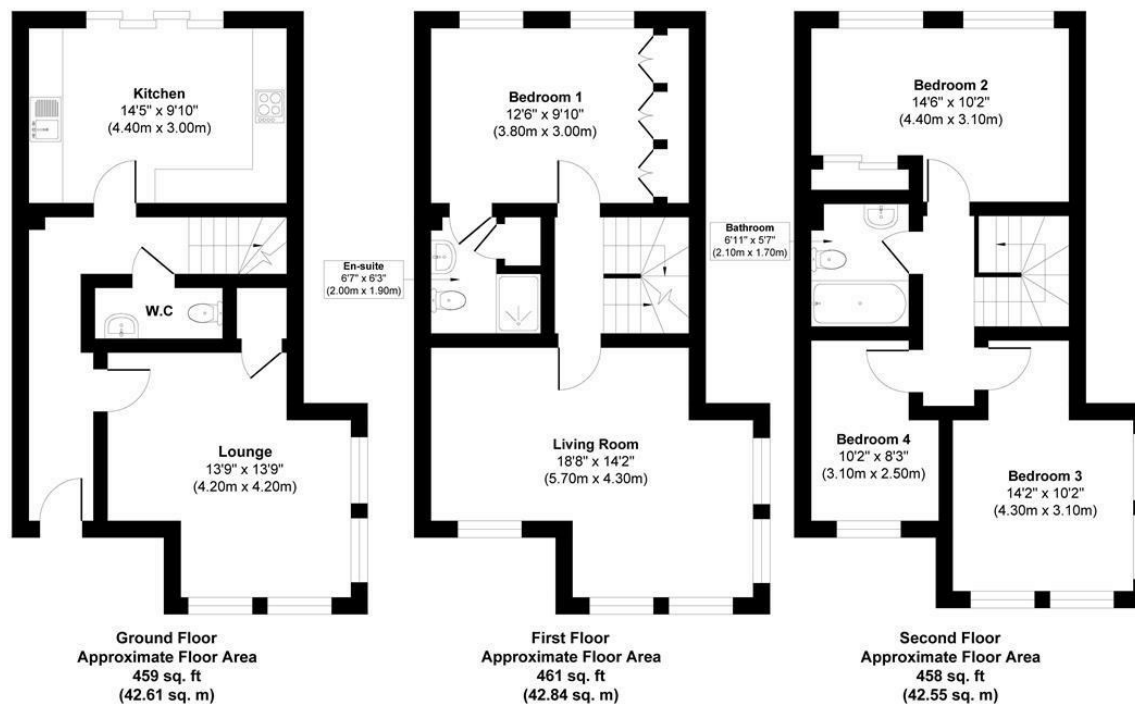
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.







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Approx. Gross Internal Floor Area 1378 sq. ft / 128.00 sq. m

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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.