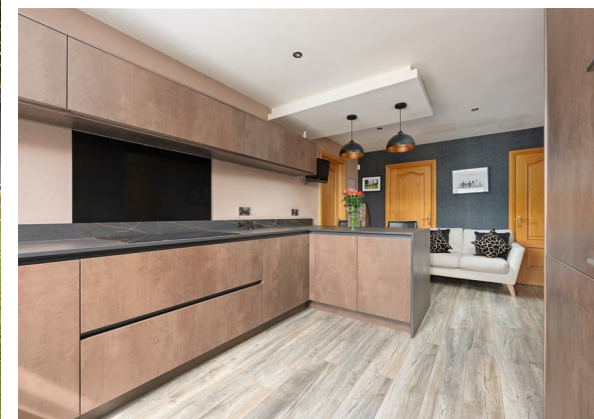




Morgans

PROPERTY

32 The Castings, Dunfermline, KY12 9AU

Offers Over £550,000

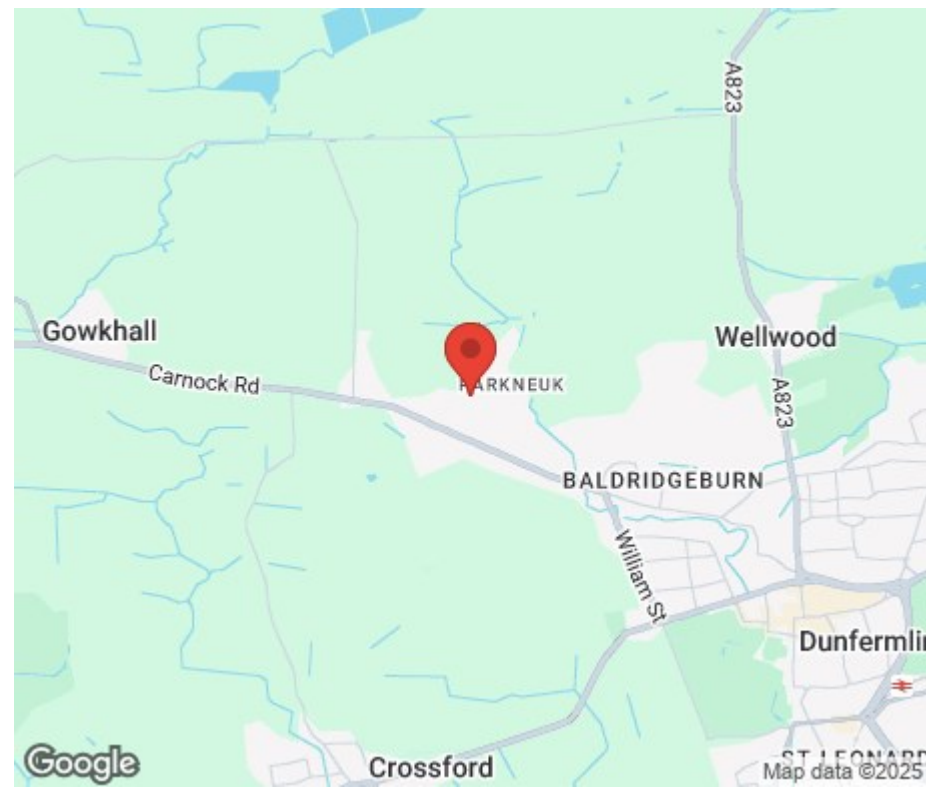






Unique in today's market is this substantial detached dwellinghouse situated in one of Dunfermline's most sought after estates west of the City Centre. The Castings is a well established residential area of similar executive homes and this property is unique in that the present owners have extended their home to have a self contained house over two levels with fully equipped kitchen and bedrooms. This home would be ideal for families coming together or indeed parents looking to share a home yet have their own personal space. The accommodation is modern and stylish throughout and offered in lovely condition with quality fixtures and fittings. It briefly comprises entrance hall, w.c facilities, split level lounge/dining room, family room, breakfasting kitchen with separate utility room and door to gardens. On the upper level there are four double bedrooms with master en-suite and contemporary four piece family bathroom. The self contained home comprises open plan fitted kitchen/lounge area with french doors to gardens a double bedroom and shower room. On the upper level a further sitting room and master bedroom with en-suite. The gardens are fully enclosed providing a child and pet safe environment, mainly laid to lawn with decking and patio areas, an idyllic haven offering privacy. There is also a generous outbuilding, ideal as an office/entertaining room/gym. The monobloc driveway gives access for several vehicles and there is ample visitors parking. This property is double glazed with gas central heating.





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 and garden outbuilding.

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.







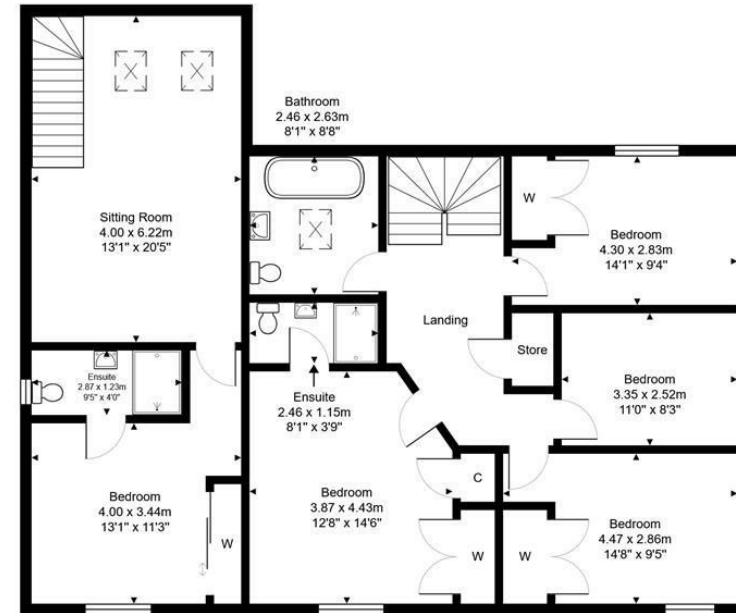
32 The Castings, Dunfermline, KY12 9AU

Total Area: 259.8 m² ... 2797 ft²

All measurements are approximate and for display purposes only



Ground Floor



1st Floor



SOLICITORS | PROPERTY

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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.