

**Morgans**

PROPERTY

66 West Baldridge Road, Dunfermline, KY12 9AW

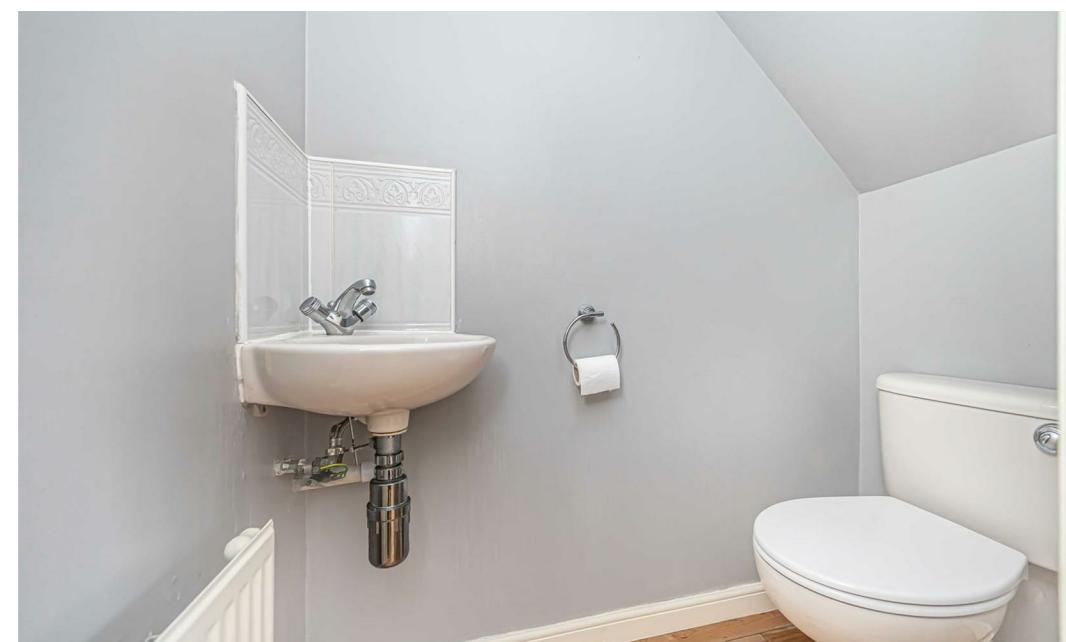
Offers Over £295,000

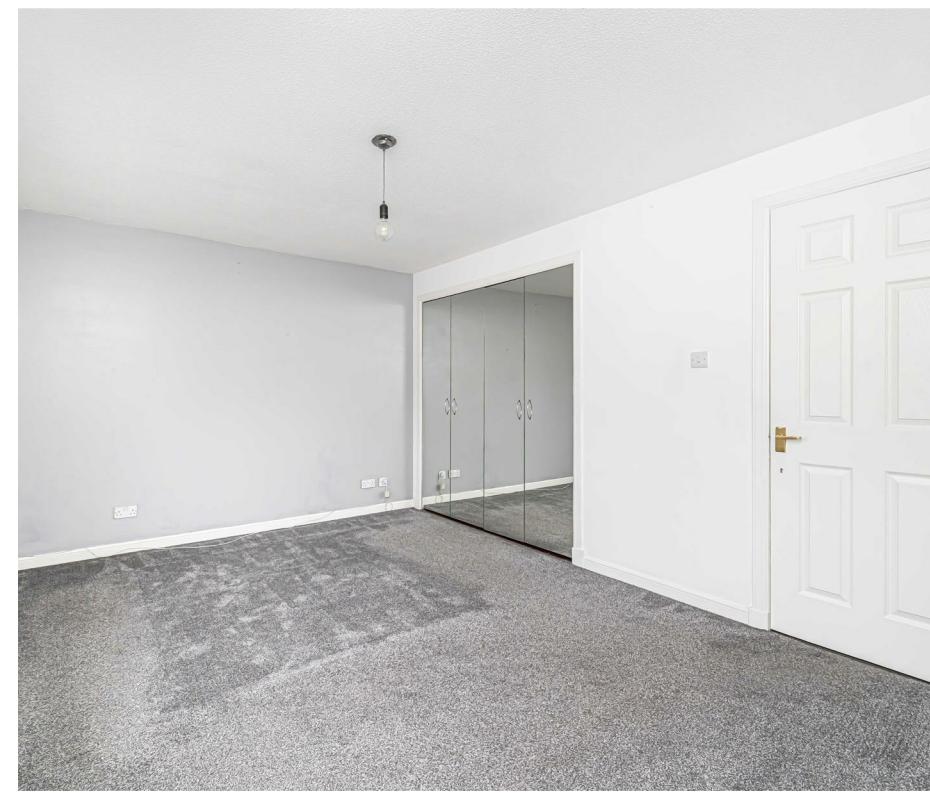






Early entry is available for this generous four bed detached family villa, ideally positioned within the estate in quiet cul-de-sac. Generous gardens to the rear which are fully enclosed with decking throughout. The garden offers a child and pet safe environment which is not overlooked and private to the rear. The property is offered in nice modern condition and briefly comprises entrance hall, downstairs w.c, lounge and dining room, breakfasting kitchen with tiled flooring and separate utility room. On the upper level there are four bedrooms (three with built in wardrobes) and master en-suite with four piece family bathroom. Access to attic. A double driveway leads to single garage. The 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 and light fittings together with integrated appliances.

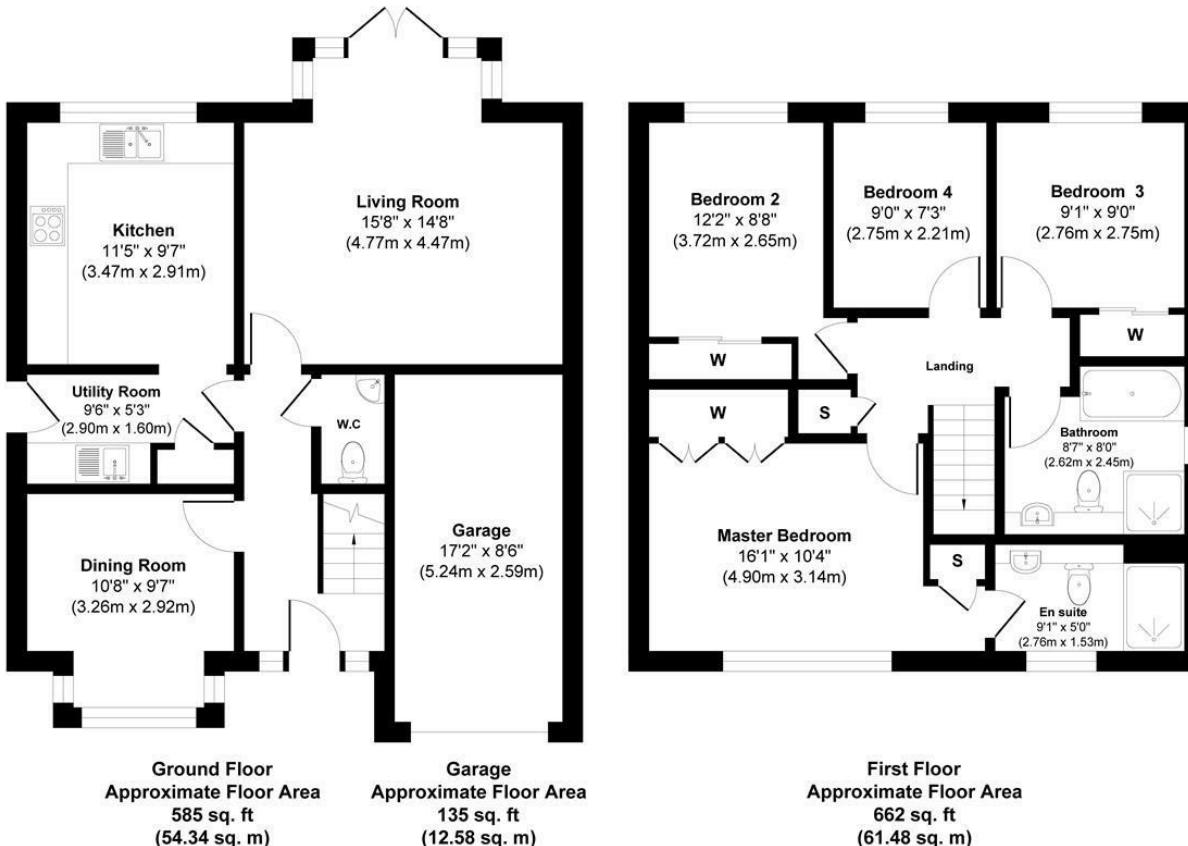
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested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











**Approx. Gross Internal Floor Area 1382 sq. ft / 128.40 sq. m (Including Garage)**

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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