



Morgans

PROPERTY

26 Bruce Gardens, Dunfermline, KY11 8HG

Offers Over £399,950







Beautifully presented and well appointed is this detached family villa occupying an enviable plot close to all schooling and amenities providing fantastic outdoor space. The property is a credit to the present owner being offered in move in condition and the accommodation briefly comprises entrance hallway with storage, wc facilities, lounge, dining room, fitted kitchen leading to dining area/family room, dining room/bedroom 5 on the ground floor. All ground floor flooring is Amico. On the upper level there are four further bedrooms with master en-suite with underfloor heating and stunning four piece family bathroom. Access to attic. The monobloc driveway leads to double garage. There are french doors from the lounge and family room out to the stunning landscaped gardens with outdoor entertainment room and hot tub facilities. An outdoor office with underfloor heating and wifi completes the accommodation on offer. 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 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 to the interlinked system installed in this property.







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All measurements are approximate and for display purposes only

Total Area: 178.7 m² ... 1923 ft²

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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.