



**Morgans**

PROPERTY

3 Cromar Drive, Dunfermline, KY11 8GE

Offers Over £415,000











This lovely family home is situated in one of Dunfermline's most sought after locations, with direct links to the motorway network with local schooling and retail within a short distance of this executive and well established estate. The accommodation is generous throughout with well maintained enclosed gardens providing a child and pet safe environment, mainly laid to lawn with patio area and mature trees and shrubs offering privacy. The subjects are nicely presented and briefly comprise reception hall, w.c facilities, lounge, dining room, breakfasting kitchen and separate utility room. On the upper level there are four double bedrooms with master en-suite and family bathroom. Access to attic. A double monobloc driveway leads to single garage. The property is double glazed with gas central heating and has the benefit of a security alarm.







## LOCATION

The ancient capital of Dunfermline won its bid to have official status city 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.













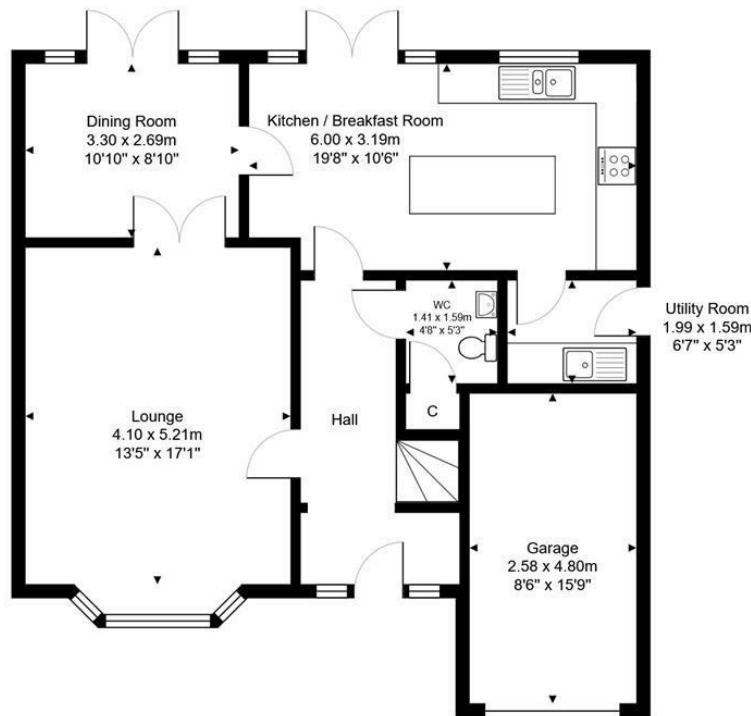


### 3 Cromar Drive, Dunfermline, KY11 8GE



Total Area: 154.8 m<sup>2</sup> ... 1667 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Ground Floor



1st Floor



SOLICITORS | PROPERTY

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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.