



Morgans

PROPERTY

61 Hawk Street, Dunfermline, KY11 8WD

Offers Over £260,000





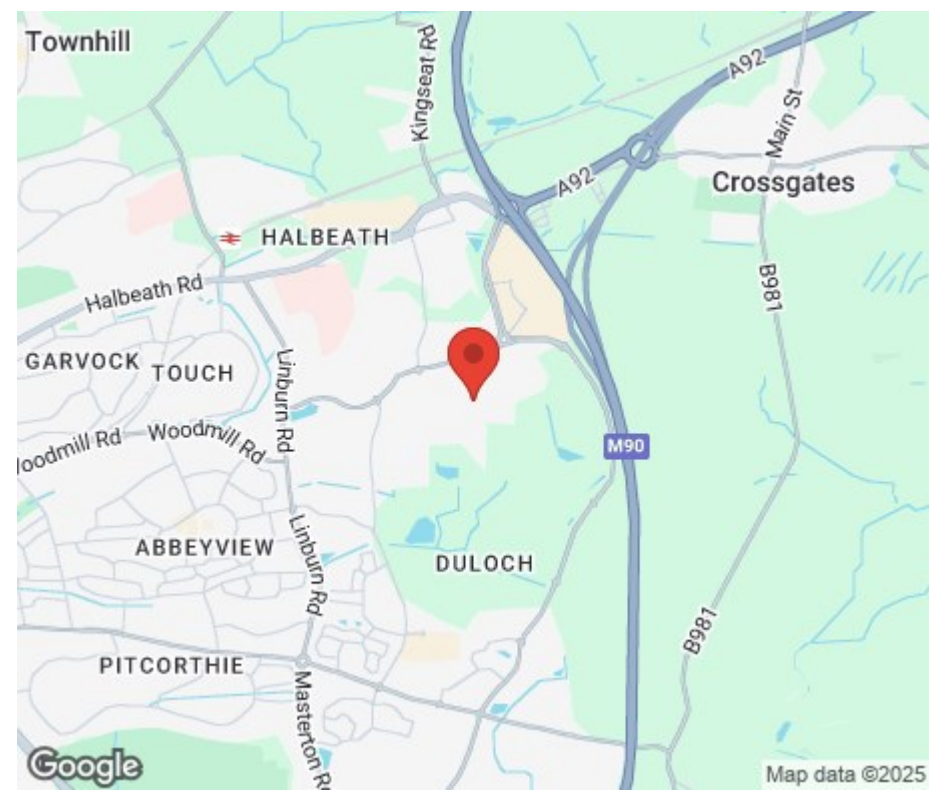






We are delighted to be marketing this modern and stylish semi detached villa built by Persimmon Homes in 2024. The property is beautifully presented and offered in move in condition, Ideally suiting couples and families alike with schooling and all local amenities close by. The subjects briefly comprise entrance hall, lounge, modern dining kitchen and separate utility room with appliances and wc. On the upper level there are three bedrooms, main room with built in wardrobes and master en-suite together with family bathroom. Access to attic. The gardens are fully enclosed providing a child and pet safe environment with patio area and section of lawn. There is a double driveway. The subjects are 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, bathroom and 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.











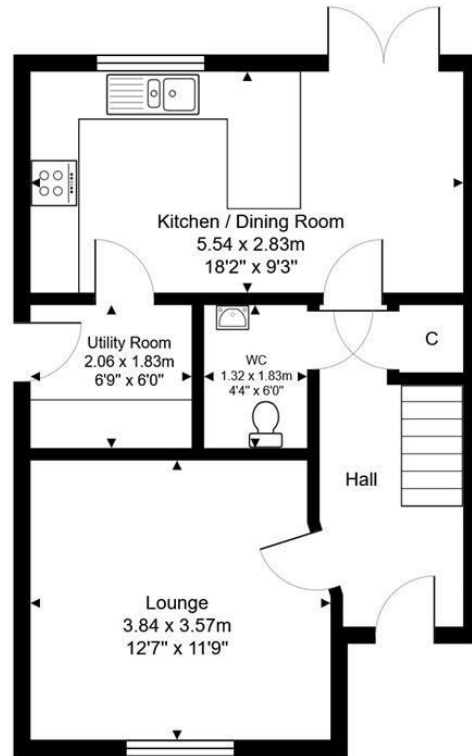
## 61 Hawk Street, Dunfermline, KY11 8WD

Total Area: 89.7 m<sup>2</sup> ... 966 ft<sup>2</sup>



All measurements are approximate and for display purposes only

**Morgans**  
SOLICITORS



Ground Floor



1st Floor

**Morgans**

PROPERTY

SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

[www.morganlaw.co.uk](http://www.morganlaw.co.uk)



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