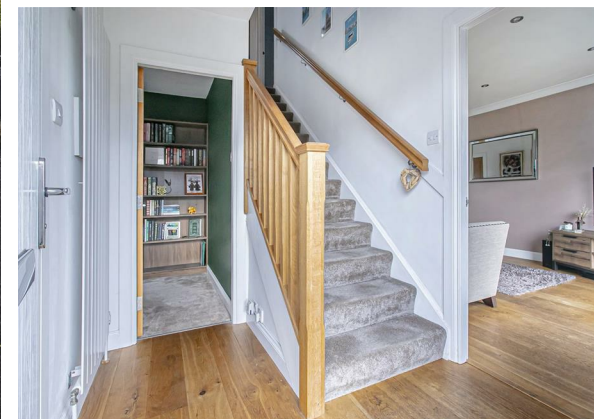




Morgans

PROPERTY

39 Burt Grove, Dunfermline, KY11 8DQ

Offers Over £210,000







Immaculately presented semi detached villa situated in quiet cul-de-sac within the ever popular Pitcorthie Estate, easy access to the city centre, schooling and all amenities. The property is a credit to the present owners being offered in move in condition offering modern and stylish living throughout. The subjects briefly comprise: entrance hallway, lounge/dining room with french doors to patio, fitted kitchen, box room/office and contemporary bathroom on the ground floor. On the upper level there are two good sized double bedrooms with built-in wardrobes. Access to attic. The monobloc driveway gives access for several vehicles leading to single detached garage. There are well maintained gardens to the front and rear, the rear being fully enclosed providing a child and pet safe environment with feature patio and raised decking. The property is double glazed with gas central heating throughout.





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.

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.

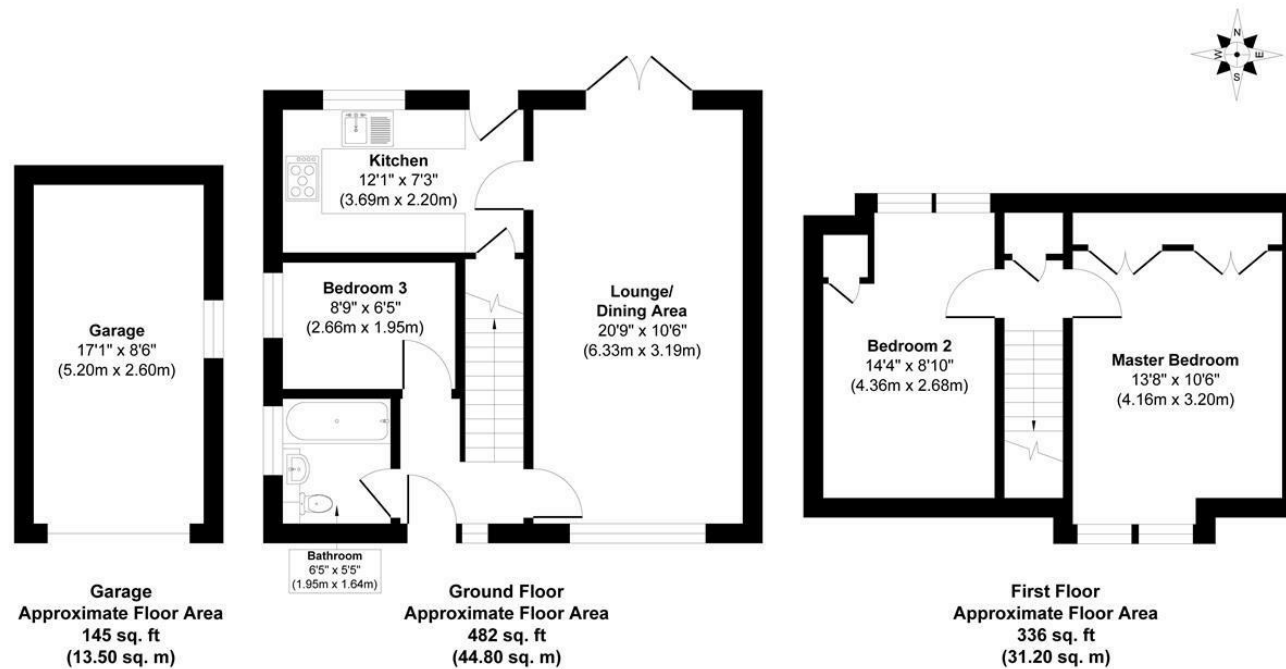








Burt Grove, Dunfermline KY11 8DQ



Approx. Gross Internal Floor Area 964 sq. ft / 89.50 sq. m

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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.