



Morgans

PROPERTY

52 The Castings, Dunfermline, KY12 9AU

Offers Over £385,000

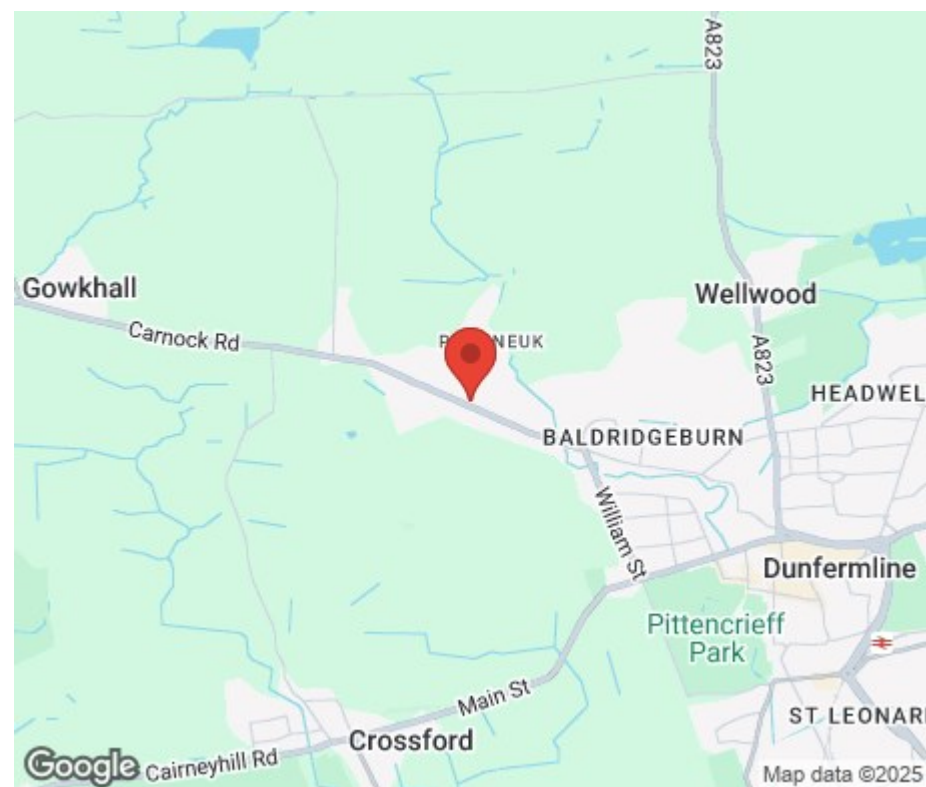






We are delighted to bring to the market this beautiful extended detached family villa, occupying an enviable plot within this sought after and well established estate, with schooling within easy reach and the City Centre within easy walking distance, yet regular transport is available into the city. The property is a credit to the present owners with quality fixtures and fittings throughout. The gardens are generous and well stocked, fully enclosed providing a child and pet safe environment, with raised decking and patio areas making this an excellent home for entertaining. The accommodation briefly comprises reception hallway, w.c facilities and utility room, lounge, separate dining room, modern fitted dining kitchen leading to feature conservatory which has a proper roof installed. On the upper level there are four bedrooms (three with built in wardrobes) and master en-suite. A stunning family bathroom completes this home. Access to attic. The monobloc driveway gives access for several vehicles leading to double garage with power and light within. There is double glazing and gas central heating throughout.





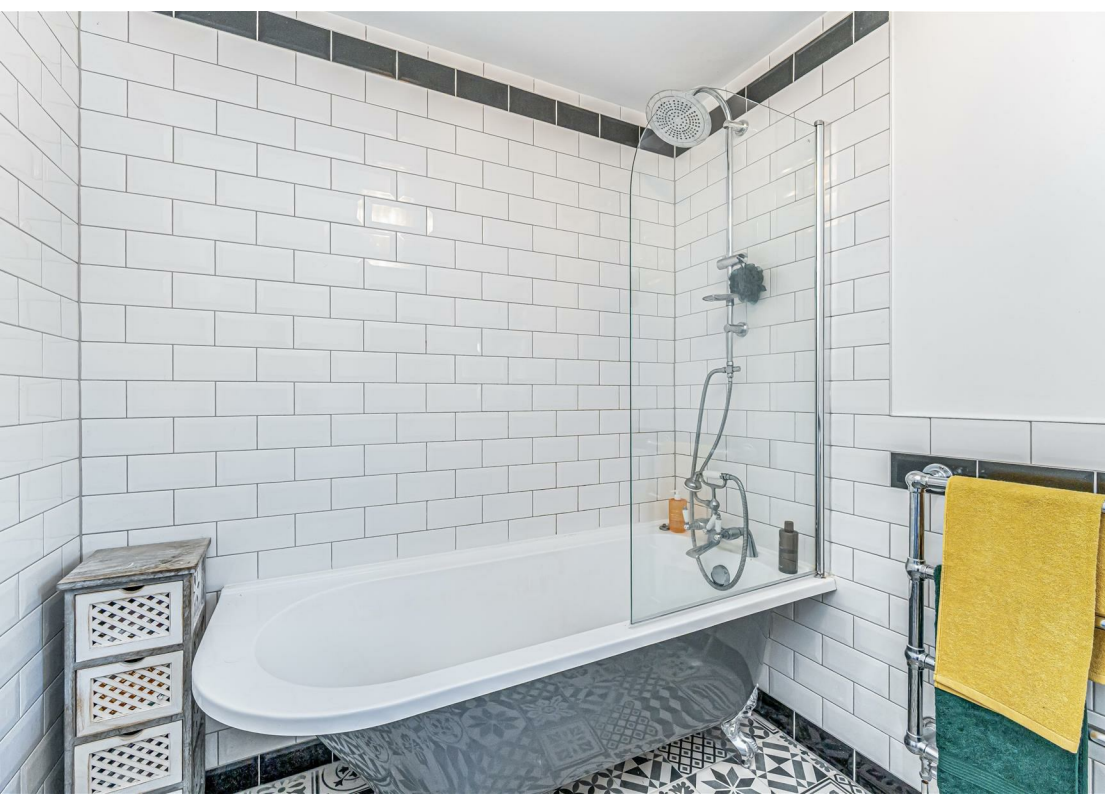
LOCATION

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

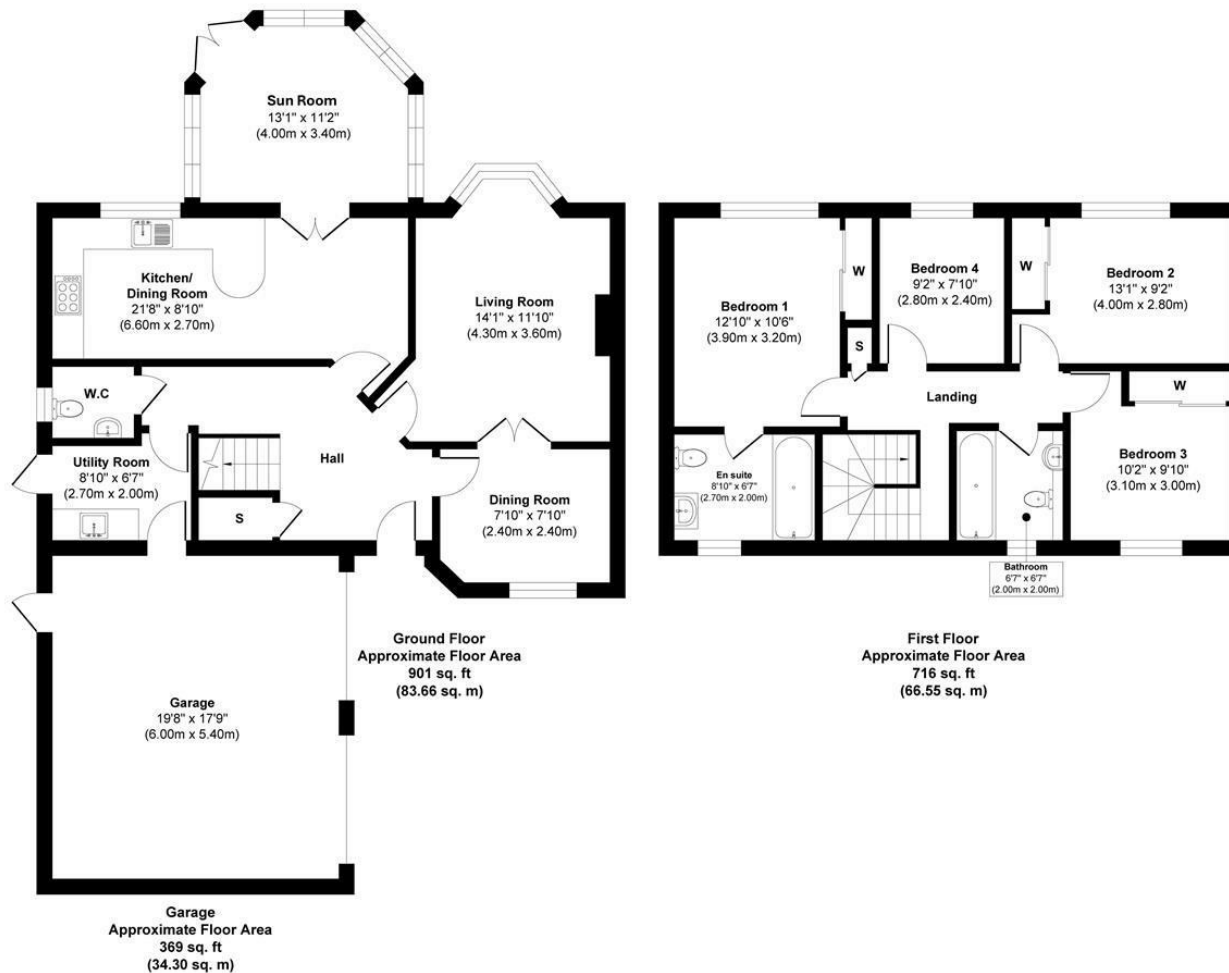
All floor coverings, blinds, bathroom and light fittings together with integrated appliances and garden shed.

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.









9AM MEDIA

Approx. Gross Internal Floor Area 1986 sq. ft / 184.51 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



SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



espc

s1homes.com

rightmove

Zoopla.co.uk

onTheMarket.com

naei | propertymark
PROTECTED

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.