



Morgans

PROPERTY

21 Linburn Road, Dunfermline, KY11 4LJ

Offers Over £380,000

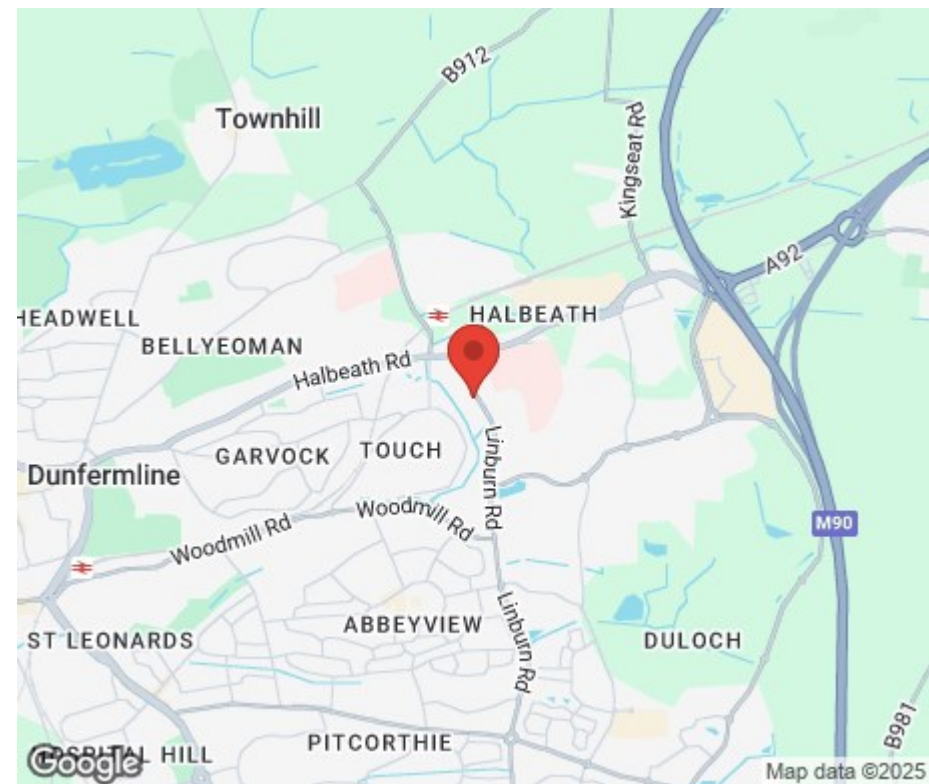






We are delighted to bring to the market the opportunity to purchase this stunning executive family home occupying an enviable plot in one of Dunfermline's sought after locations. The property has been extended and renovated over the years to a "show home" standard, being offered in pristine move in condition with high specification fixtures and fittings throughout. It is ideally placed for transport links to Glasgow, Edinburgh and beyond with the train station a short walk away and Halbeath park and ride a short drive. The accommodation comprises on the ground floor entrance vestibule, reception hallway with stairs to upper level, doors lead to open plan lounge, dining and kitchen area. French doors then open onto the bespoke decking area providing a fantastic outside space ideal for al fresco entertaining. Two generous double bedrooms and newly fitted shower room completes the ground floor accommodation. On the upper level there are two further double bedrooms and bathroom. The property has excellent storage throughout, is double glazed with gas central heating. The gardens benefit from a south westerly aspect and have been beautifully landscaped to the front and rear, are fully enclosed to the rear with a further patio area to maximise being able to enjoy the weather. Driveway for three vehicles leads to garage. 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

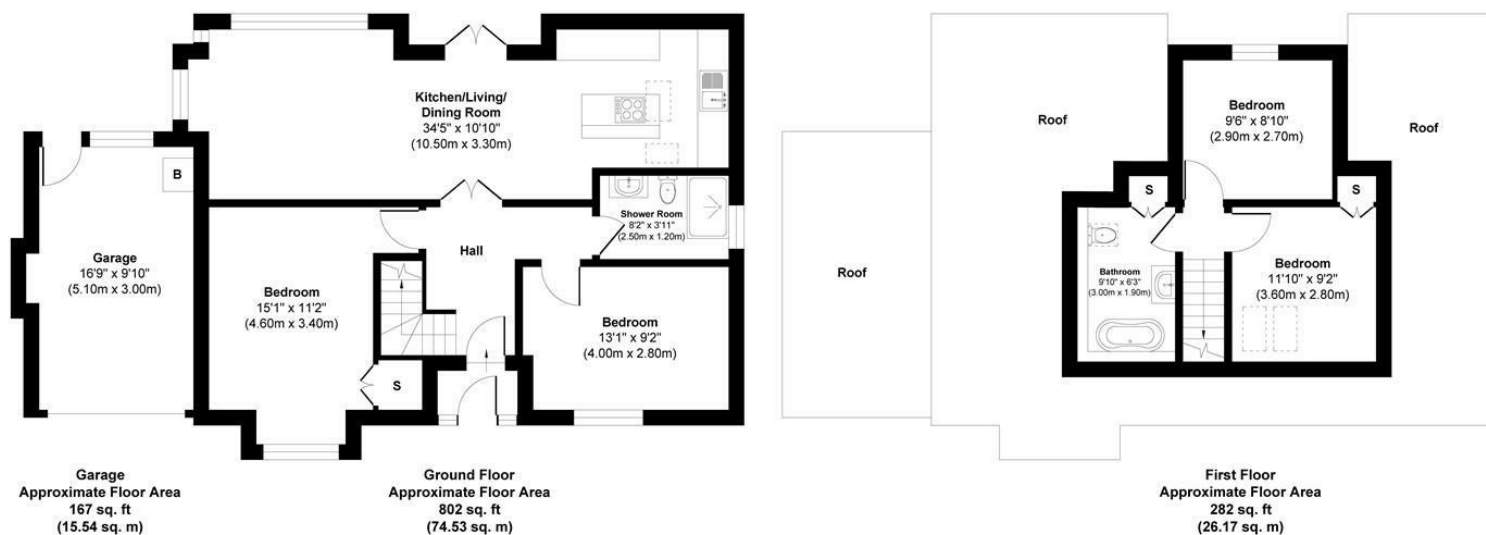
All floor coverings, blinds, bathroom and light fittings (not including the family area fitting) ,together with integrated appliances.

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.









Approx. Gross Internal Floor Area 1251 sq. ft / 116.24 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



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PROTECTED

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