



Morgans

PROPERTY

5 Aidan Gardens, Dunfermline, KY11 8ZE

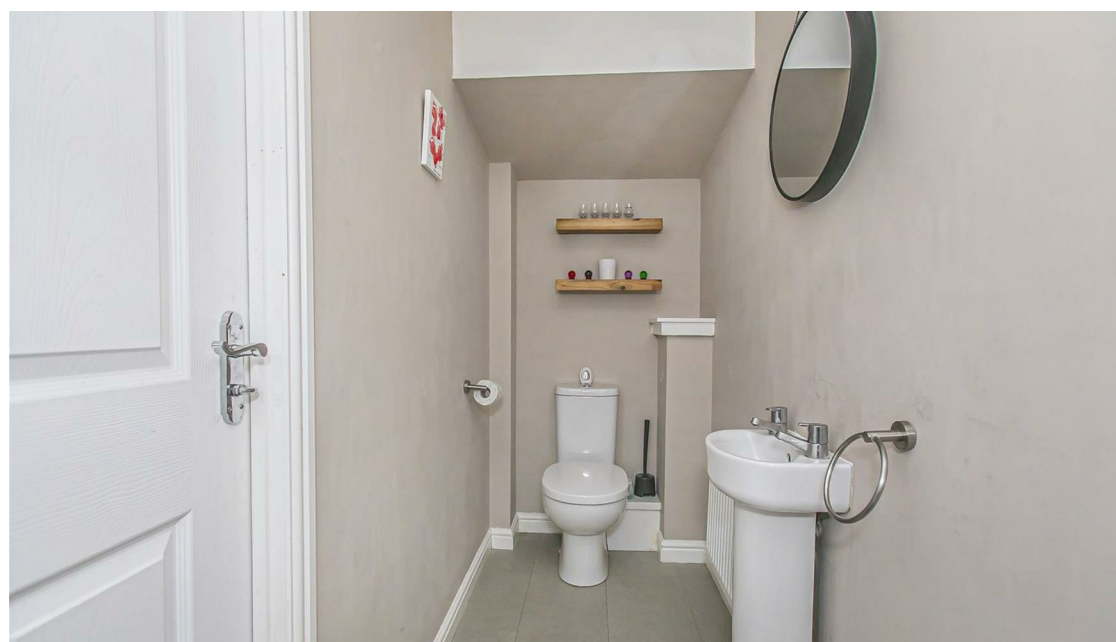
Offers Over £179,500







Absolutely lovely mid terraced villa situated in modern exclusive estate in the eastern expansion. The property is offered in nice condition with enclosed easy to maintain garden space providing a child and pet safe environment with patio area and secure gate to rear. There is a private driveway to front and ample visitors parking. This home would be ideal for first time buyers, couples and small families. The property benefits from a slightly elevated position with small playpark adjacent. The subjects briefly comprise; lounge with storage cupboard, breakfasting kitchen with appliances and w.c facilities. On the upper level there are two bedrooms once with storage and bathroom with overhead off mains shower. Access to attic. The property is double glazed with gas central heating.





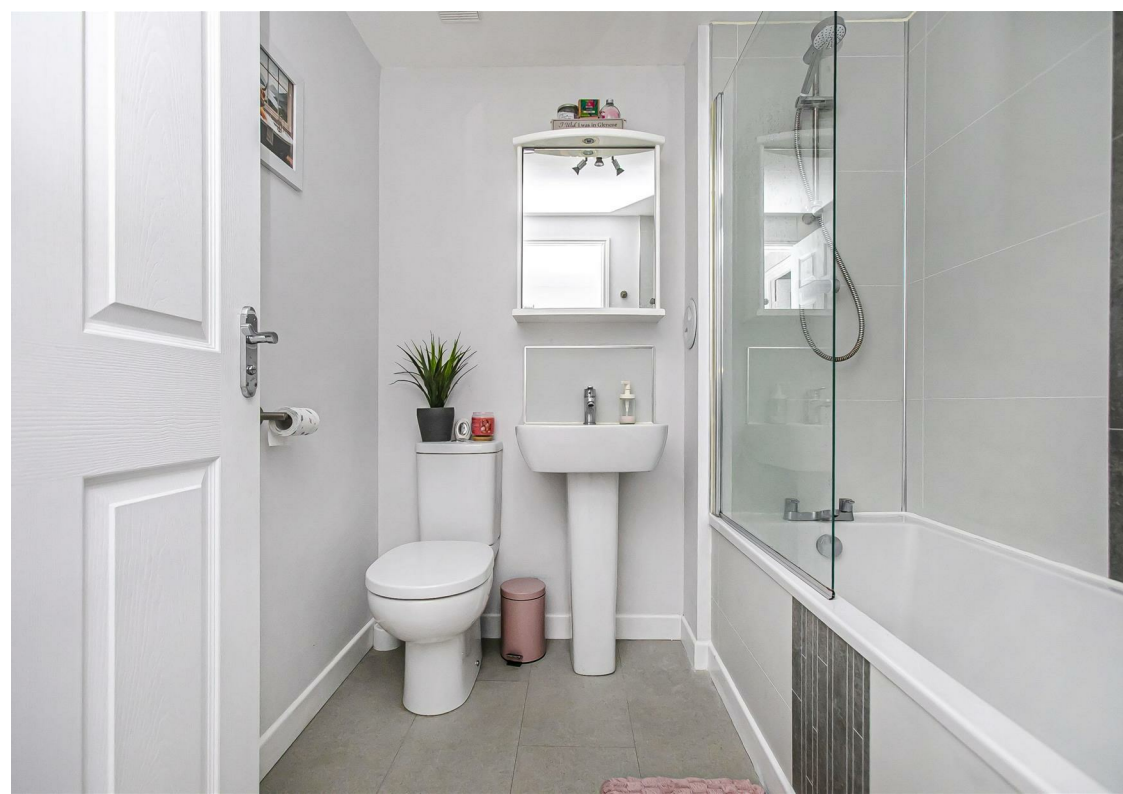
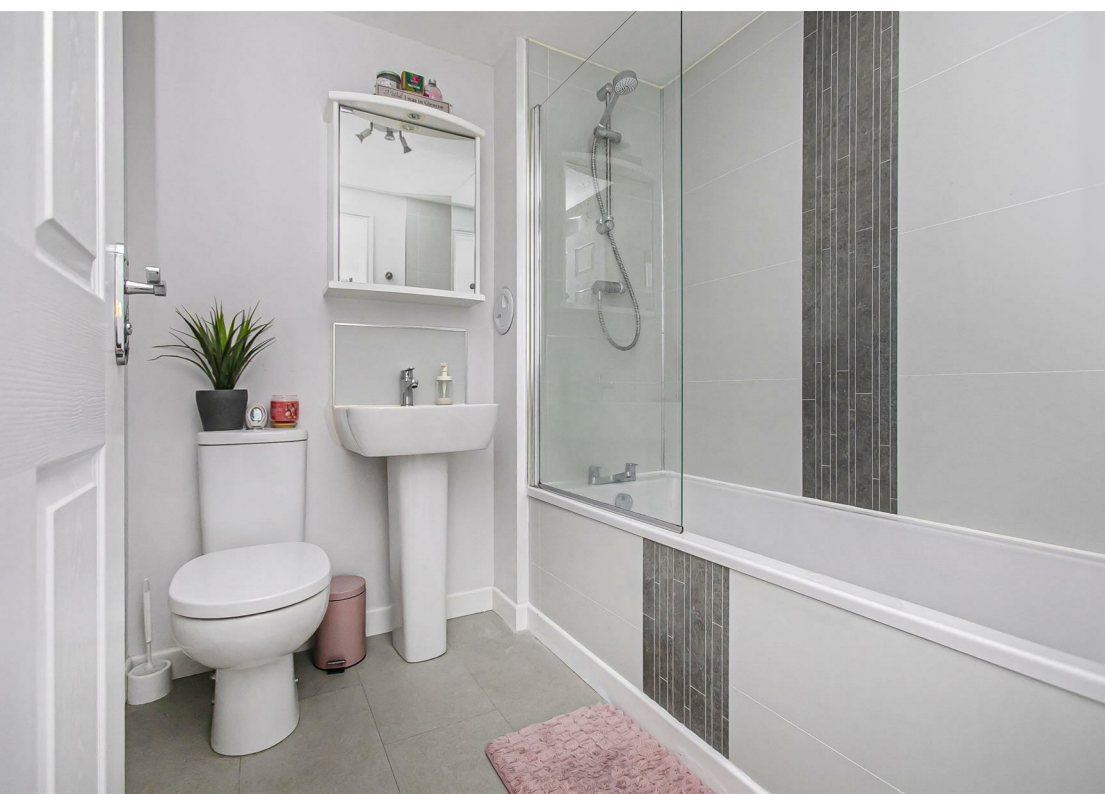
LOCATION

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/AGENT NOTE

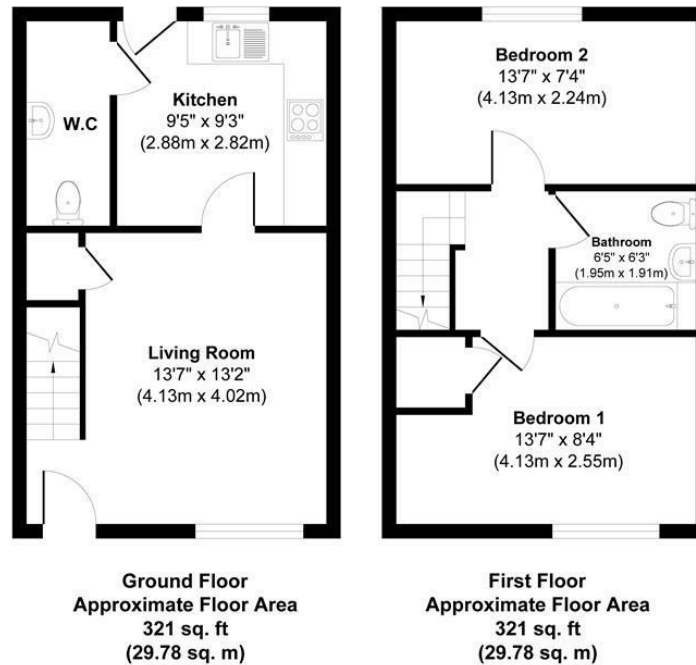
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

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.









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Approx. Gross Internal Floor Area 642 sq. ft / 59.56 sq. m

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