

**Morgans**

PROPERTY

30 Farnell Way, Dunfermline, KY12 0SR

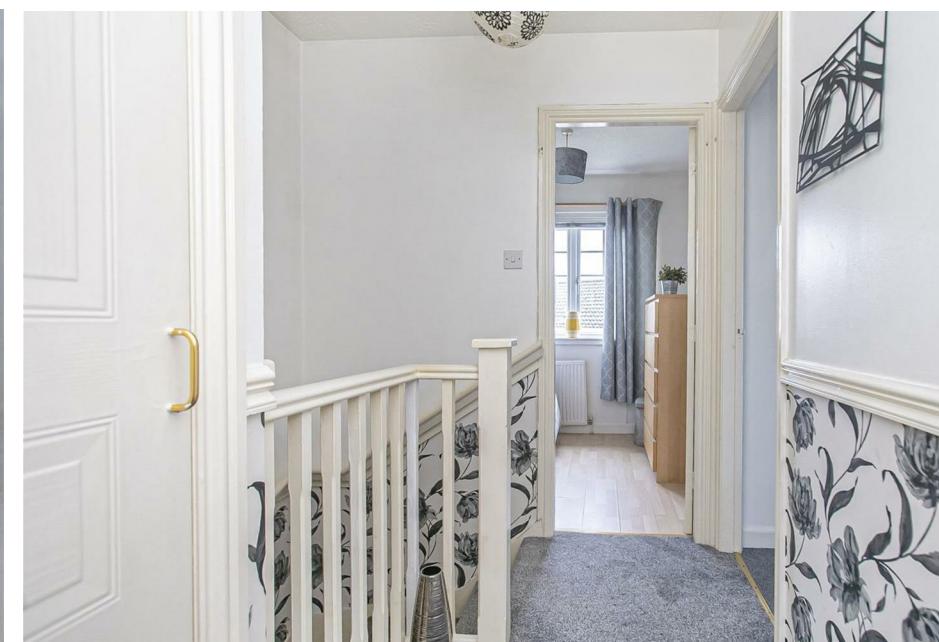
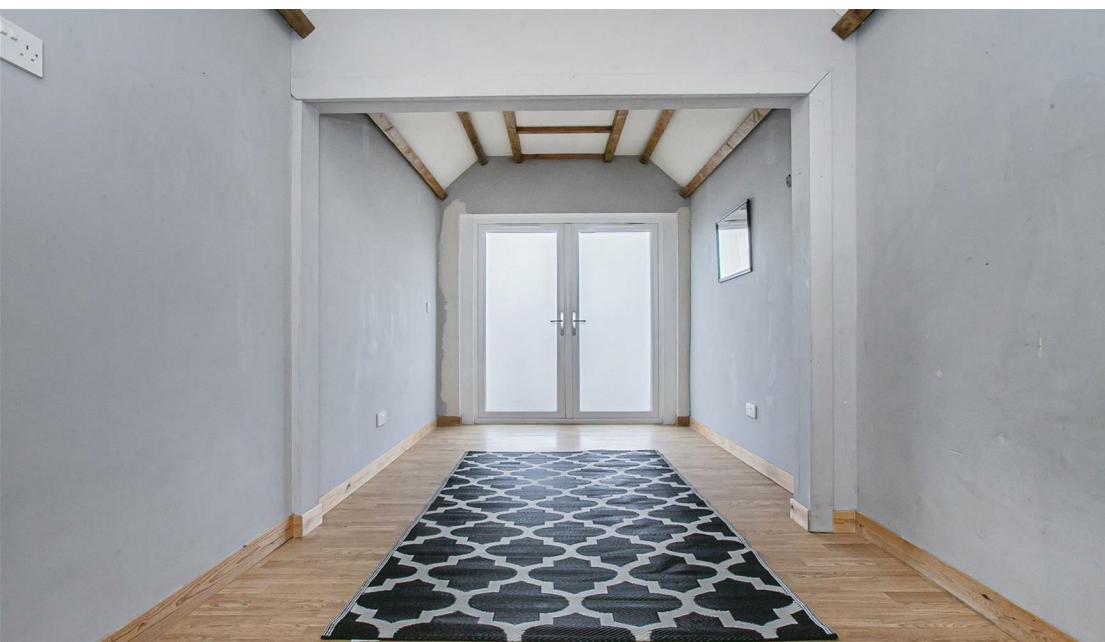
Fixed Price £285,000







We are delighted to bring to the market this detached family villa with converted garage which could be used as a fourth bedroom or further family room/office. Located on an enviable corner plot within quiet cul-de-sac in popular residential location, this home would suit couples and families. The outdoor space is fabulous, offering a child and pet safe environment, an idyllic haven offering privacy, decking and patio areas, an ideal home for entertaining. The subjects are modern and stylish throughout and offered in nice condition. They briefly comprise entrance hall, w.c, lounge, dining kitchen, separate utility room leading to family room and on the upper level there are three further bedrooms with master en-suite and family bathroom. Access to attic. The monobloc driveway gives access to several vehicles. There is gas central heating and double glazing throughout.





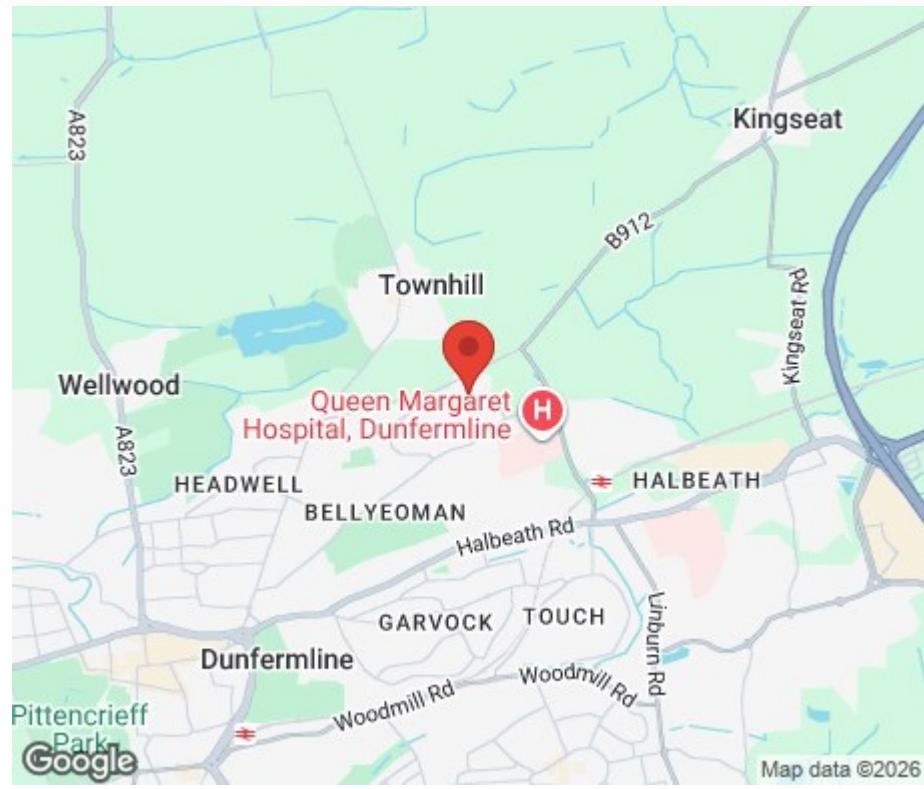
## LOCATION

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/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances. Free standing appliances and furniture by negotiation.

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.

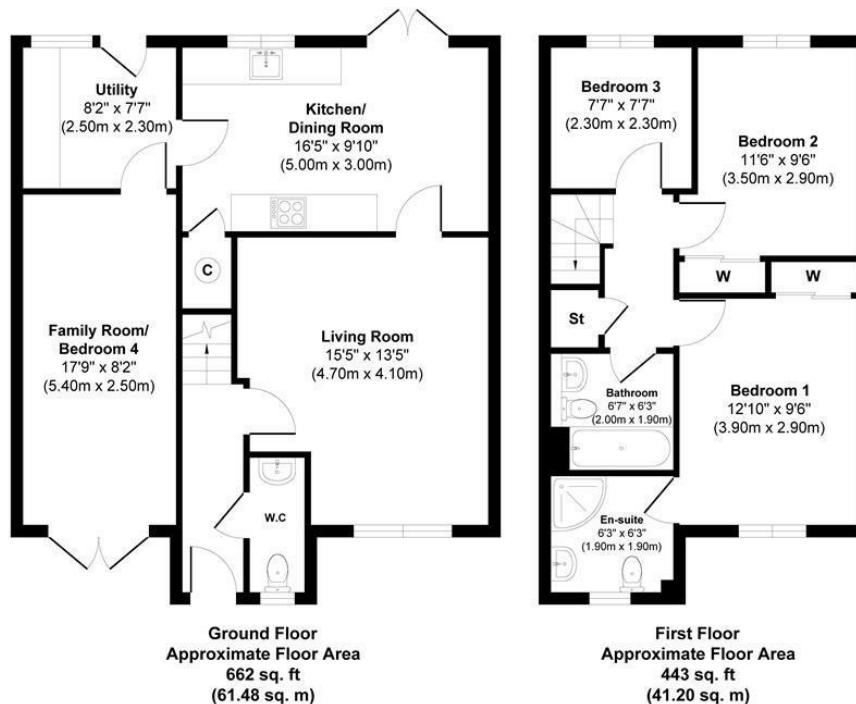








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Approx. Gross Internal Floor Area 1105 sq. ft / 102.68 sq. m  
Illustration for identification purposes only, measurements approximate, not to scale. Copyright

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33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

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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.