

**Morgans**

PROPERTY

41 Sandpiper Gardens, Dunfermline, KY11 8LE

Offers Over £350,000







We are delighted to bring to the market this excellent family home situated in quiet well established executive estate, with direct access to the motorway network and all amenities. This generous villa is in attractive condition with good outdoor space and integral garage. The accommodation briefly comprises entrance hallway with storage, wc facilities, lounge, dining room/bedroom, fitted dining kitchen and utility on the ground floor. On the upper level there is master bedroom with en-suite facilities and walk in wardrobe, three further bedrooms one with en-suite and family bathroom. Good storage throughout and attic. The property benefits from double glazing and gas central heating with double driveway and single garage. The gardens are well maintained with superb garden room with electric providing fantastic additional living space, they are fully enclosed providing a child and pet safe environment. Essential viewing.





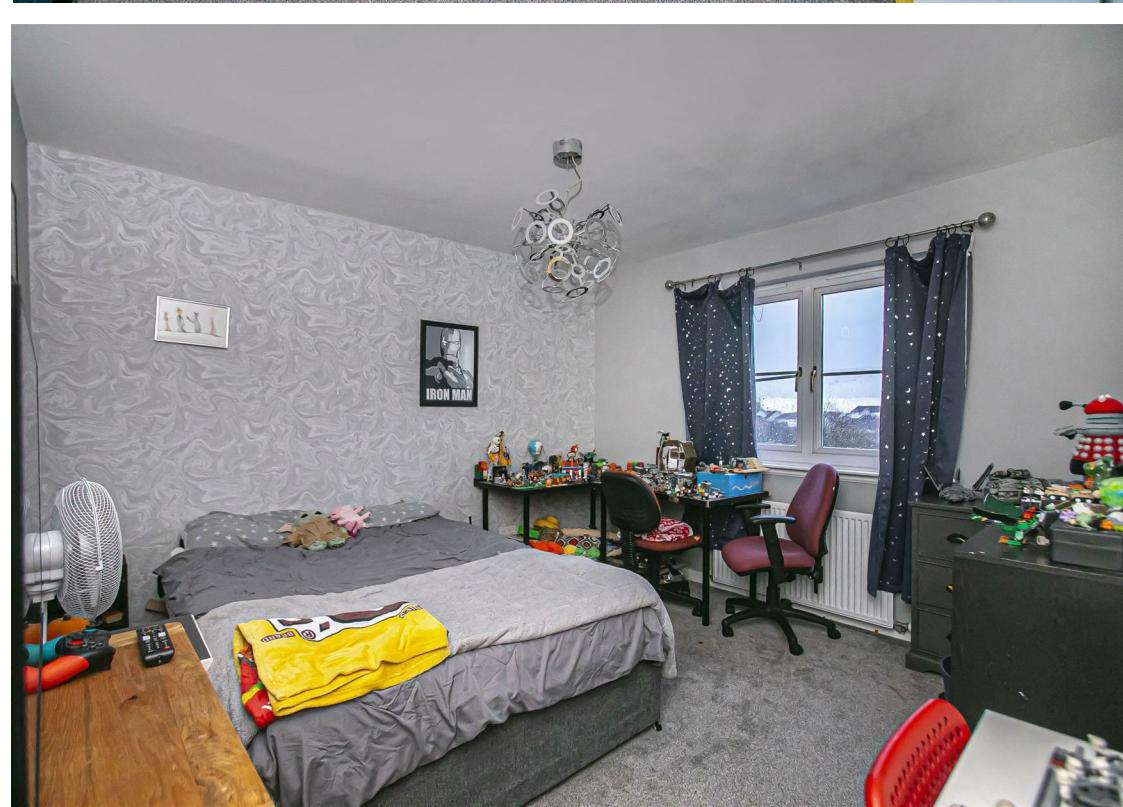
## LOCATION

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 fittings and light fittings together with integrated appliances.

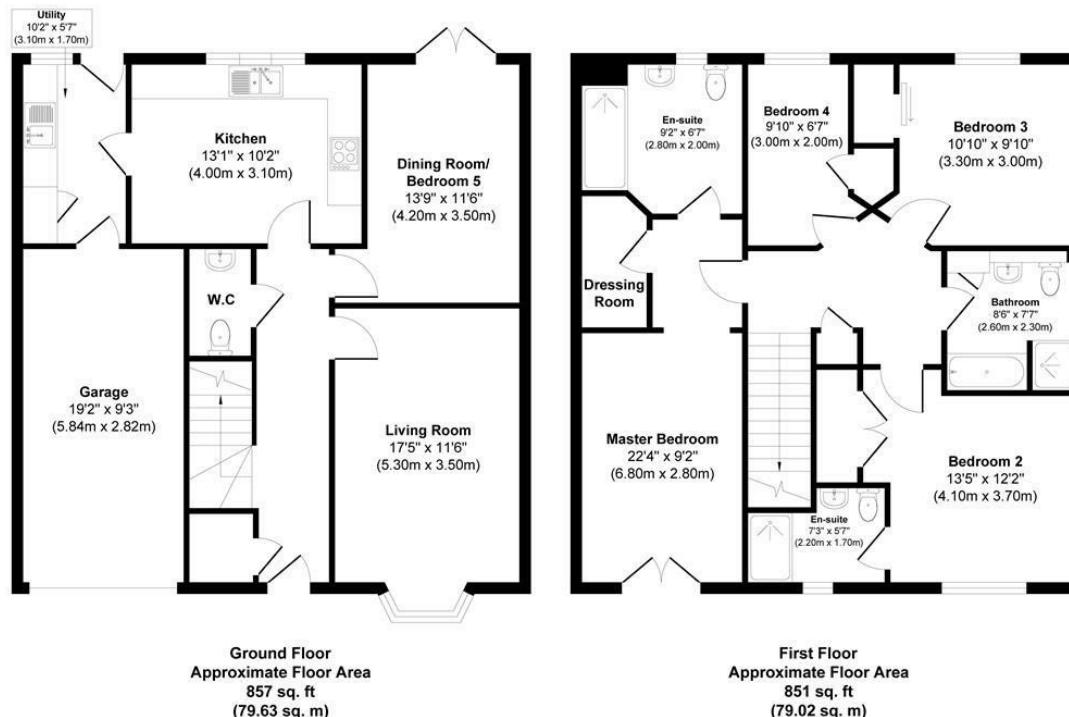
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.







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Approx. Gross Internal Floor Area 1708 sq. ft / 158.65 sq. m

Illustration for identification purposes only, measurements approximate, not to scale. Copyright

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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.