



**Morgans**

PROPERTY

15 Moulin Way, Dunfermline, KY12 7QQ

Offers Over £270,000





Entrance Vestibule W.C



Lounge/Diner



Kitchen & Utility



EPC Rating





# Welcome

## DESCRIPTION

Enviable position within corner plot in one of Dunfermline's most sought after exclusive and well established estates, with a short walk to Queen Margaret Rail Halt, is this three bed detached family villa. The property is offered in move in condition with stylish fixtures and fittings throughout. The gardens and grounds are enclosed providing a child and pet safe environment, with easy to maintain sections providing an idyllic haven with seating and patio areas. The subjects are well presented and briefly comprise entrance hall, w.c facilities, lounge/diner, fitted kitchen and utility area. On the upper level there are three double bedrooms with master en-suite and family bathroom. The double driveway leads to single car garage. Partially floored attic. This home is double glazed with gas central heating throughout and 8 solar panels.

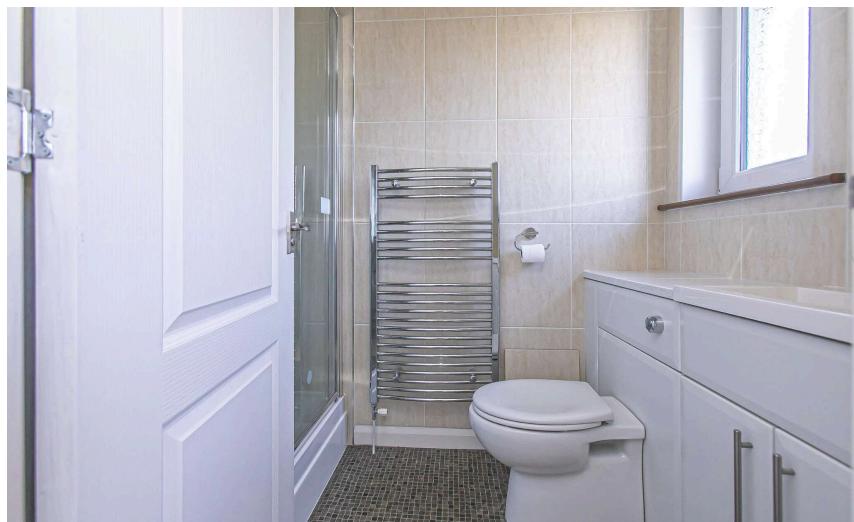


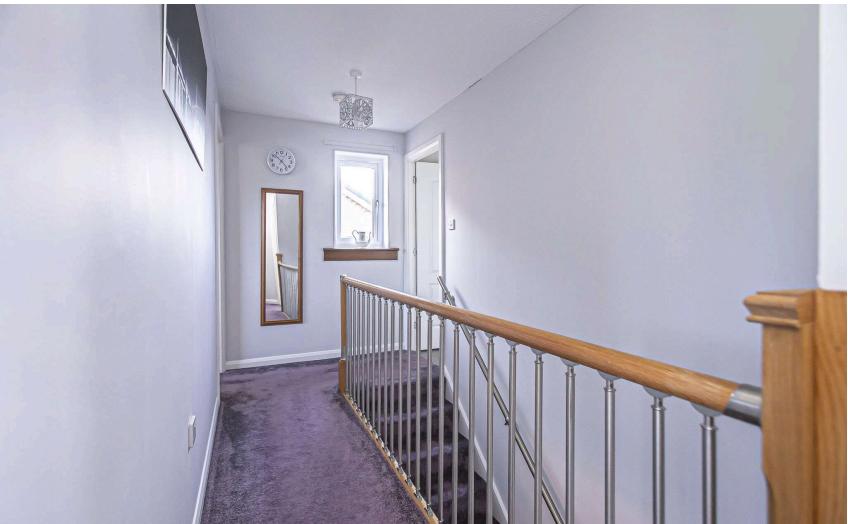
## EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with free standing 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.







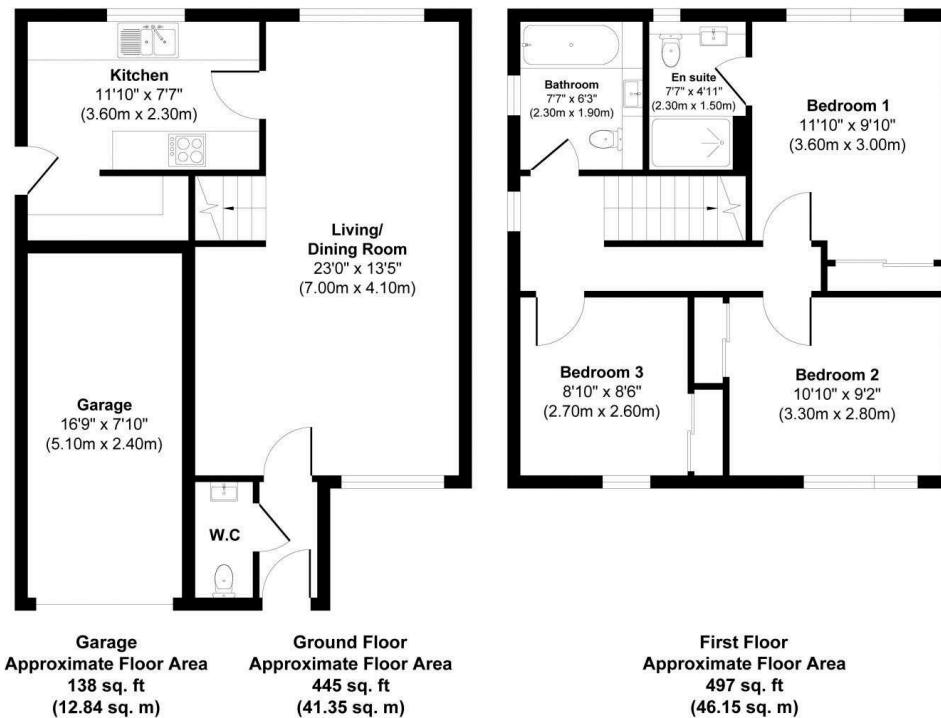


## Dunfermline

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.

## Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



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Approx. Gross Internal Floor Area 1080 sq. ft / 100.34 sq. m

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