



Morgans

PROPERTY

13 Kyle Crescent, Dunfermline, KY11 8GU

Offers Over £550,000



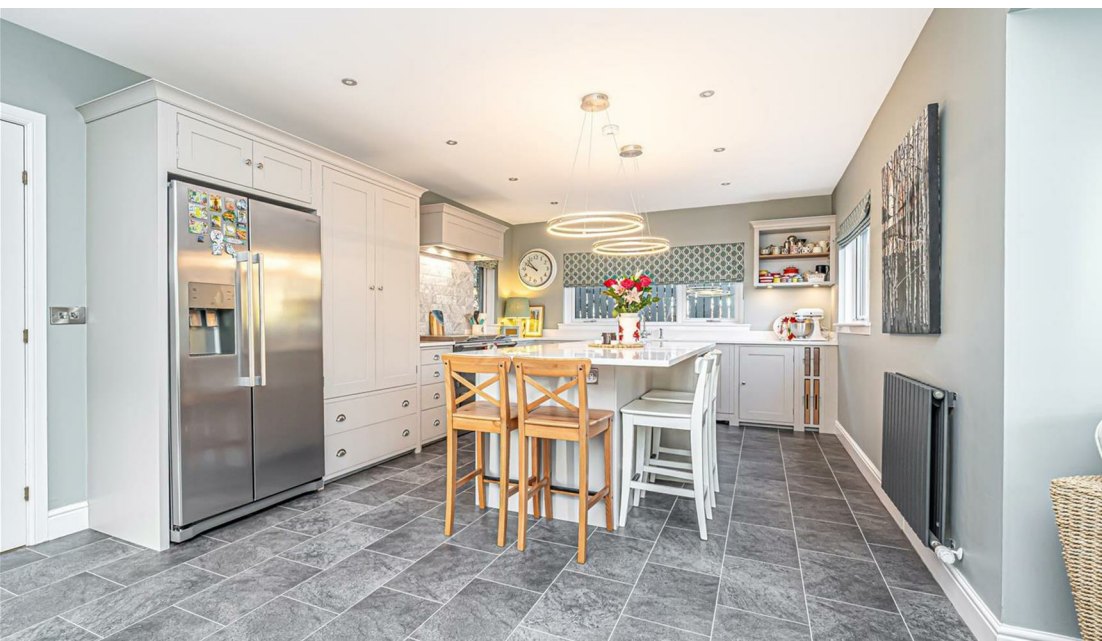




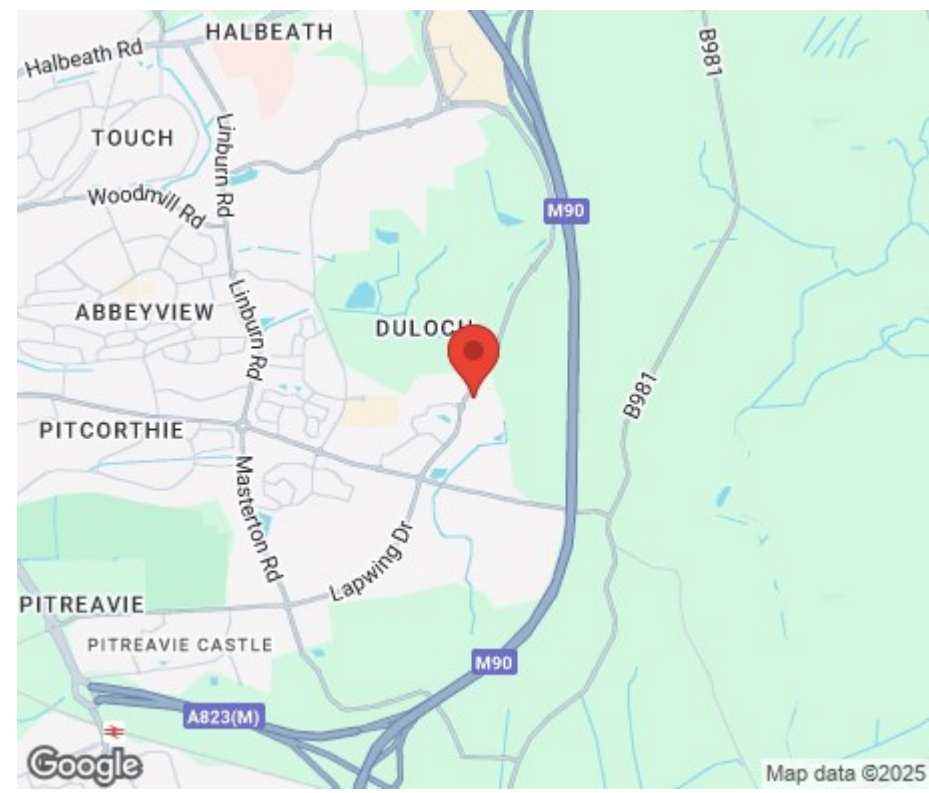




Situated within the exclusive Miller estate is one of the larger detached executive family homes which is stunning throughout and occupies an enviable corner plot within a small quiet cul-de-sac which is nicely tucked away offering privacy due to it not being overlooked. This home has undergone upgrades and enhancements over the years and is a credit to the present owners being offered in move in condition with many attractive features and quality fixtures and fittings throughout. The gardens and grounds are private offering a child and pet safe environment, fully enclosed with patio and seating areas. The gardens are mature with an abundance of trees and plants, an idyllic haven. This corner plot is truly special. The accommodation is stylish and generous throughout, briefly comprising entrance vestibule, reception hall, w.c facilities, livingroom with feature AGA wood burning stove, family room, stunning Neptune hand painted dining kitchen which includes Everhot range cooker with middle island and sun room with french doors to gardens. The utility room is separate. On the upper level the gallery landing leads to five double bedrooms all with built in fitted wardrobes. The master bedroom has stylish en-suite facilities as does the guest en-suite room. A family bathroom completes the upstairs accommodation. The driveway gives access to the detached double garage with overhead storage and ample visitors parking. The property is double glazed with gas central heating.







## 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 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.





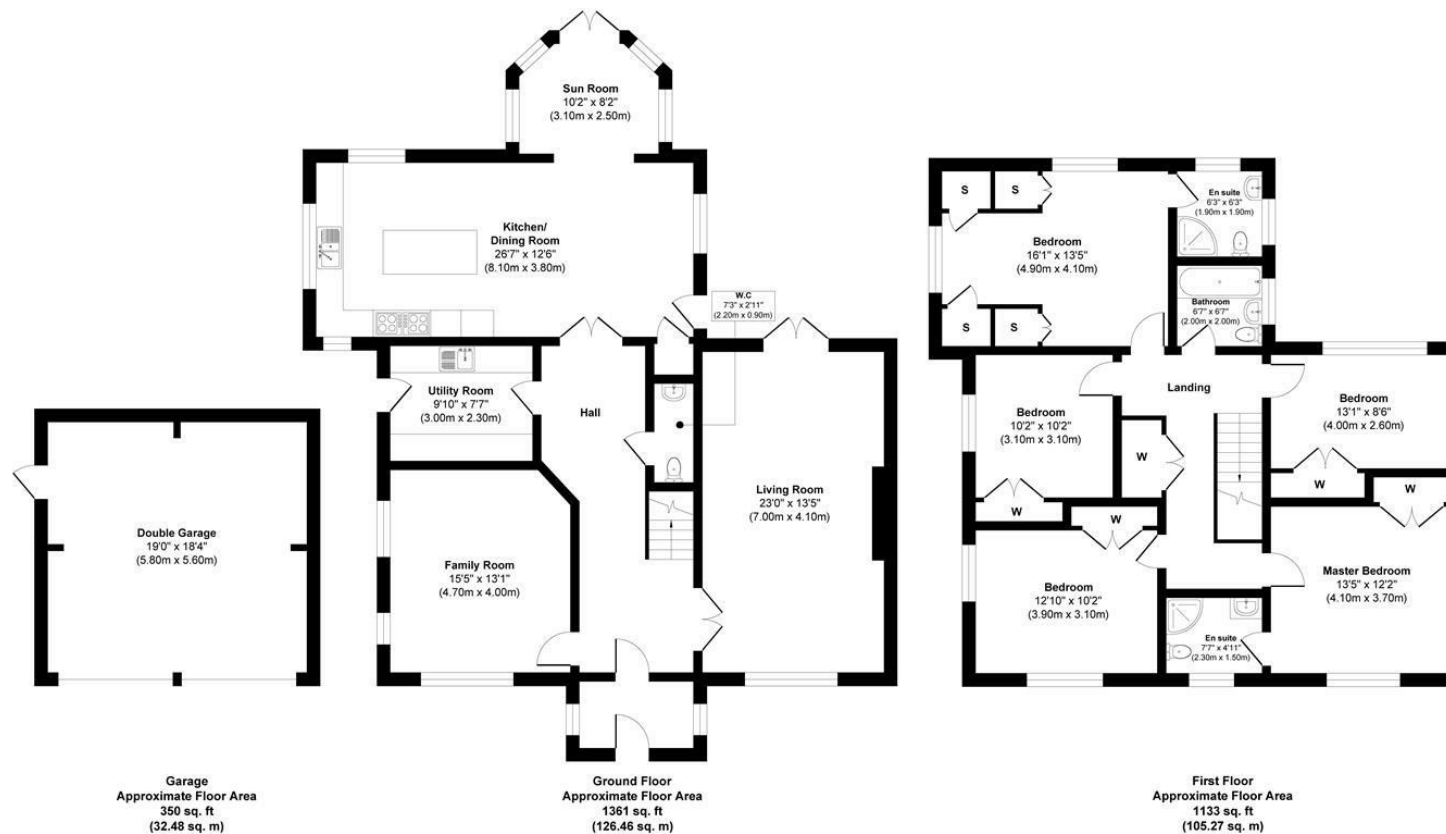












9AM MEDIA

**Approx. Gross Internal Floor Area 2844 sq. ft / 264.21 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

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.