



Morgans

PROPERTY

47 Serf Avenue, Dunfermline, KY11 8YZ

Offers Over £185,000





Entrance Hall W.C



2 Double Bedrooms



Lounge



Family Bathroom



Kitchen



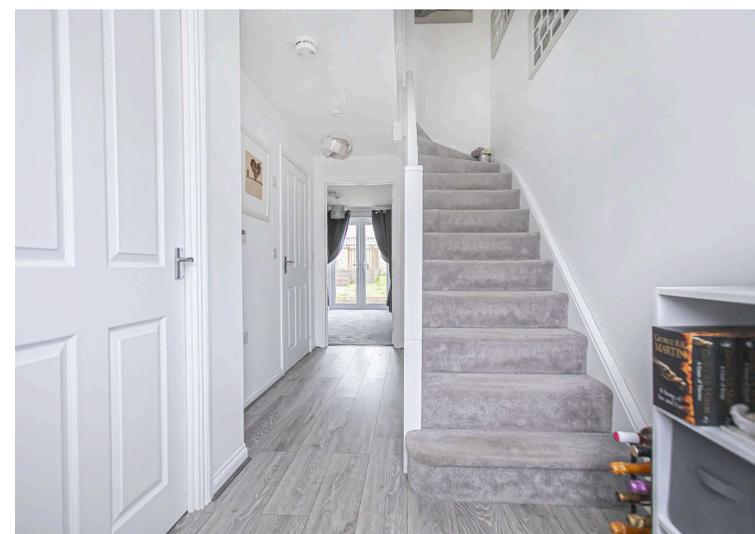
Gardens



EPC Rating -



Council Tax Band -





## Welcome

Fantastic opportunity to purchase this two bed semi detached villa by Persimmon Homes situated within popular development in the eastern expansion, close to all local amenities and schooling. This villa is in lovely condition, suiting couples and small families, briefly comprising: entrance hall, downstairs WC, rear lounge with doors to gardens and fitted kitchen. On the upper level there are two double bedrooms and family bathroom with overhead shower. Access to attic. The gardens are well maintained and fully enclosed providing a child and pet safe environment. Feature raised decking and patio, an ideal home for entertaining. There is a double driveway which could be extended and ample visitors parking.





## **EXTRAS INC. IN SALE/AGENTS NOTE**

All floorcoverings, blinds, bathroom and light fittings together with integrated appliances and garden shed.

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.









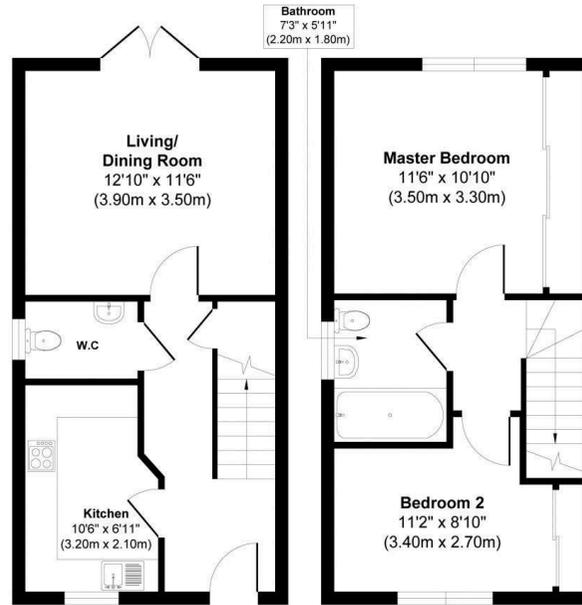
## Dunfermline

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.

**Serf Avenue, Dunfermline, KY11 8YZ**



**Ground Floor**  
Approximate Floor Area  
337 sq. ft  
(31.32 sq. m)

**First Floor**  
Approximate Floor Area  
337 sq. ft  
(31.32 sq. m)



**Approx. Gross Internal Floor Area 674 sq. ft / 62.64 sq. m**

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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.