



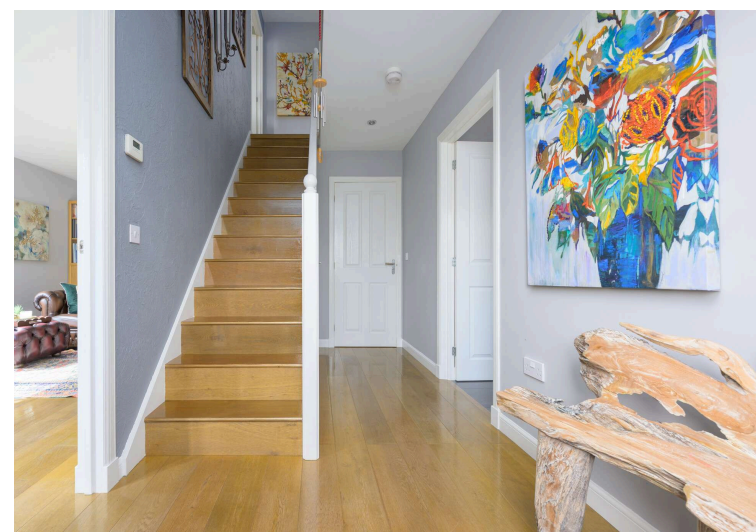
Morgans

PROPERTY

13 Lochy Rise, Halbeath, Dunfermline, KY11 8XP

Offers Over £285,000





Four-bedroom semi-detached home



En suite to principal bedroom



Large lounge and kitchen/dining room



First floor bathroom



Ground floor W.C.



Built-in storage throughout



EPC Rating -



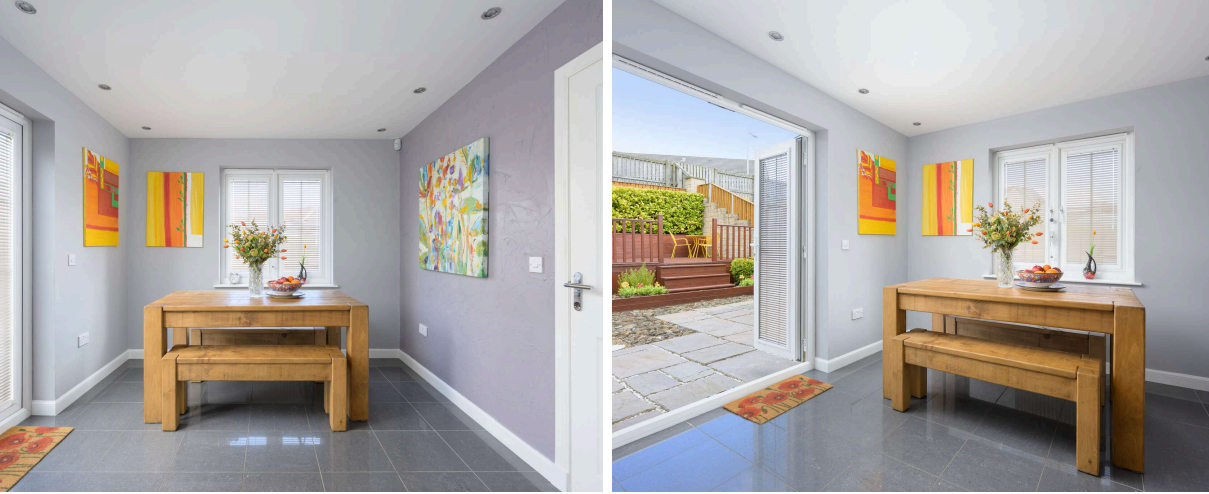
Council Tax Band -



## Welcome

This three-bedroom detached home offers well-proportioned accommodation over two floors, extending to over 1,000 sq ft and suitable for a family seeking generous living space in the popular eastern expansion of Dunfermline. The ground floor provides a large lounge extending to over 18 feet and a kitchen/dining room of similar length — both spacious and versatile rooms that together create an excellent arrangement for family life. A ground floor W.C. and a storage cupboard complete this level. The first floor comprises three bedrooms and a family bathroom. The principal bedroom benefits from its own private en suite, with two of the remaining bedrooms also benefiting from built-in wardrobe storage. The property further benefits from stunning garden grounds with patio and decked areas ideal for al fresco entertaining and having privacy, the property is conveniently placed for local amenities, schools, and excellent transport links including the nearby park and ride and motorway network.



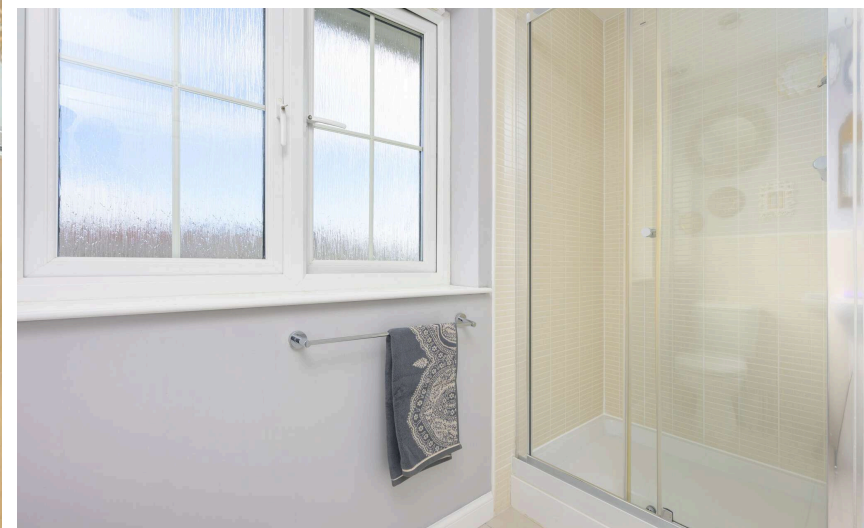


## **EXTRAS INC. IN SALE/AGENTS NOTE**

All floorcoverings, 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.









## 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.

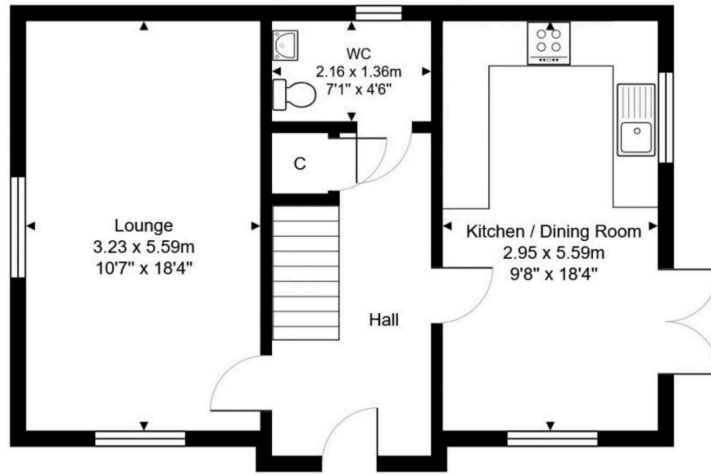


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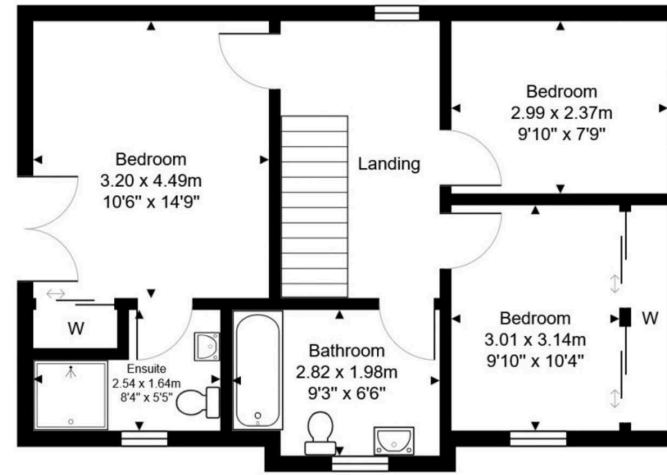
Total Area: 92.9 m<sup>2</sup> ... 1000 ft<sup>2</sup>



All measurements are approximate and for display purposes only



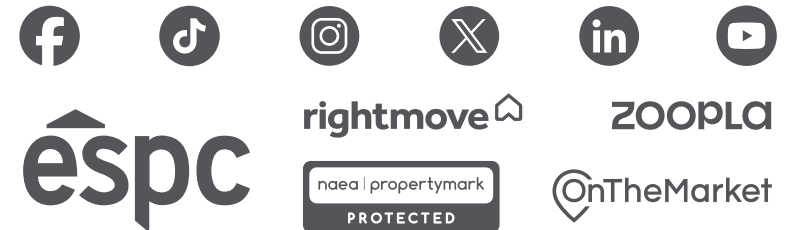
Ground Floor



1st Floor



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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.