



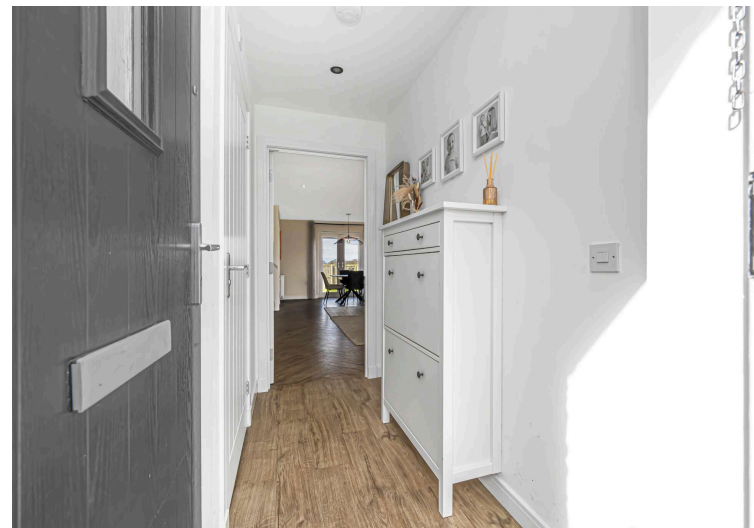
Morgans

PROPERTY

13 Moira Shearer Drive, Dunfermline, KY12 9GJ

Offers Over £290,000





Ent Hallway WC



Three Bedrooms



Lounge / Diner



En Suite Bathroom



Kitchen Pantry



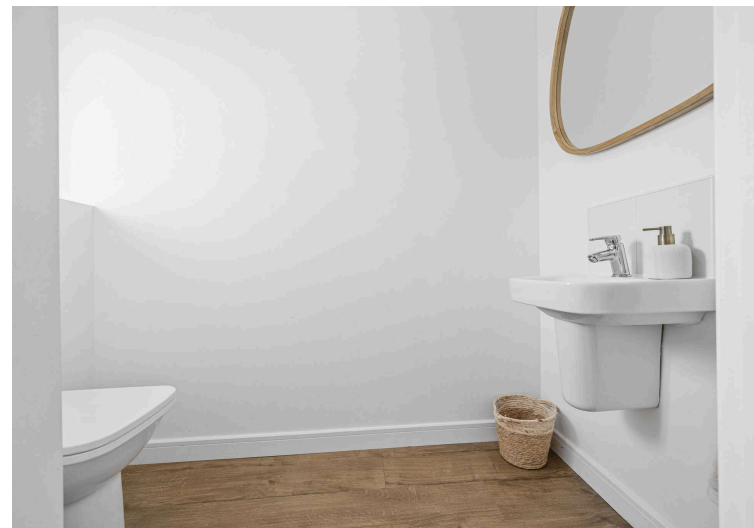
Garage Driveway Garden



EPC Rating -



Council Tax Band -





## Welcome

This well-presented three-bedroom detached villa offers generous and flexible accommodation over two levels. The ground floor is centred around a spacious open-plan living and dining room, providing an excellent space for both everyday living and entertaining. The kitchen is well-proportioned with good storage and worktop space, and is complemented by a useful pantry/store. A welcoming hallway and convenient W.C. complete the ground floor accommodation. On the upper level, the property comprises a bright principal bedroom benefiting from en suite facilities and built-in storage, two further bedrooms that are served by a family bathroom. Externally, the property benefits from private garden grounds with an open outlook, driveway leads to integrated garage. Situated in a popular residential area of Dunfermline, the property is well placed for access to local amenities, schooling, and transport links, making it an excellent choice for families and commuters alike.





## **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.









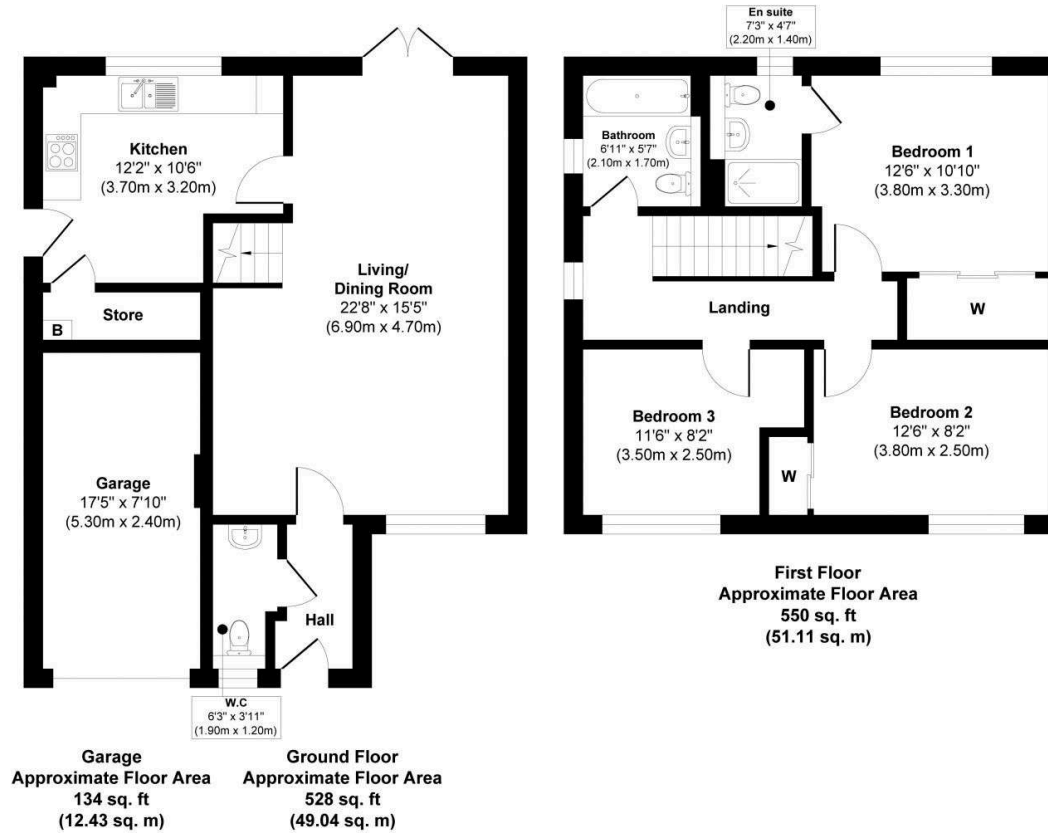
## Dunfermline

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.



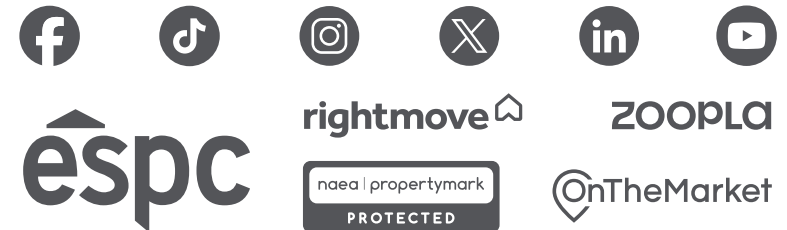


**Approx. Gross Internal Floor Area 1212 sq. ft / 112.58 sq. m (Including Garage)**

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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