

Morgans PROPERTY

66 Acorn Street, Dunfermline, KY11 8QD

Fixed Price £269,950

3 2 1







- Well-proportioned family home
- Spacious 13ft living room
- Substantial 13ft kitchen
- EPC Rating -
- Convenient downstairs WC
- Three bedrooms, principal en suite
- Family bathroom
- Council Tax Band -











Welcome

MODERN THREE-BEDROOM FAMILY HOME IN SOUGHT-AFTER DULOCH | FIXED PRICE £269,995 | APPROX. 7 YEARS NHBC WARRANTY REMAINING | DOUBLE DRIVEWAY & INTEGRAL GARAGE - Situated within the popular residential area of Duloch, Dunfermline, this attractive and well-maintained modern three-bedroom family home offers contemporary living in a convenient location. Built just three years ago, the property benefits from approximately seven years of NHBC warranty remaining, providing added peace of mind for its next owners. Extending to over 950 sq ft across two floors, the property offers well-proportioned accommodation suited to modern family life. The ground floor features a welcoming living room measuring over 13 feet in length, a substantial kitchen with a good range of fitted units and space for freestanding appliances, a convenient downstairs WC and a useful storage cupboard. Upstairs, there are three bedrooms, all with fitted wardrobes. The principal bedroom benefits from its own en-suite, while the remaining accommodation is served by a family bathroom fitted with a bath. Additional storage cupboards provide further practicality. Externally, the property benefits from private front and rear gardens, a double driveway and an integral garage. A particularly appealing feature is the woodland outlook directly behind the rear garden, offering a pleasant green backdrop and an attractive setting to relax and unwind. An excellent location for growing families, the property is ideally positioned beside Dunfermline Learning Campus, home to Woodmill High School and St Columba's RC High School, with a range of sporting and recreational facilities nearby. Carnegie Primary School is within walking distance, making the location particularly appealing to families with school-age children. Everyday amenities are conveniently close at hand, with Asda and SPAR nearby, alongside Fife Leisure Park, which offers a variety of dining, leisure and entertainment options for the whole family. Tesco and Aldi are also within easy reach, while a planned Home Bargains store nearby is set to provide additional shopping convenience. With convenient access to the M90, the property is also ideally positioned for commuting and travelling throughout Fife and beyond. Combining the benefits of a nearly new home, a woodland outlook, practical family accommodation, excellent parking, private gardens and a convenient location close to schools, leisure facilities, shopping and transport links, this property presents an excellent opportunity to secure a modern family home in one of Dunfermline's popular residential areas.







EXTRAS INC. IN SALE/AGENTS NOTE

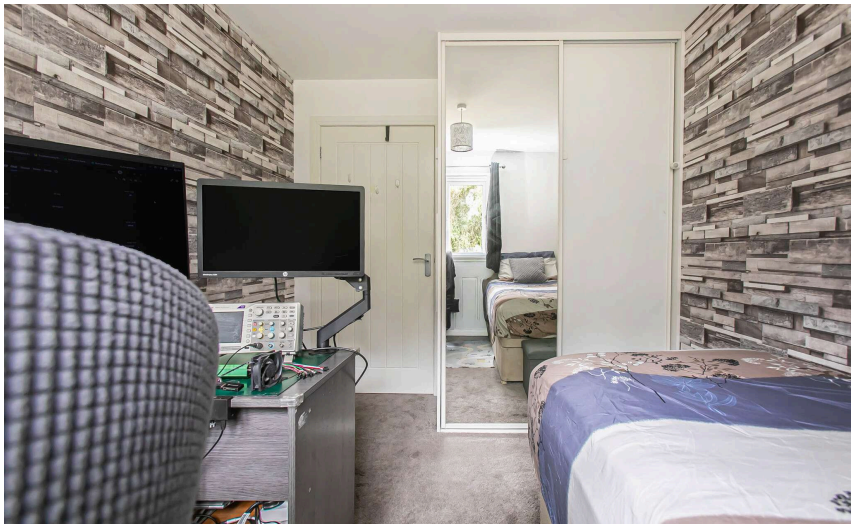
All floorcoverings, blinds, bathroom and light fittings together with integrated appliances.

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.



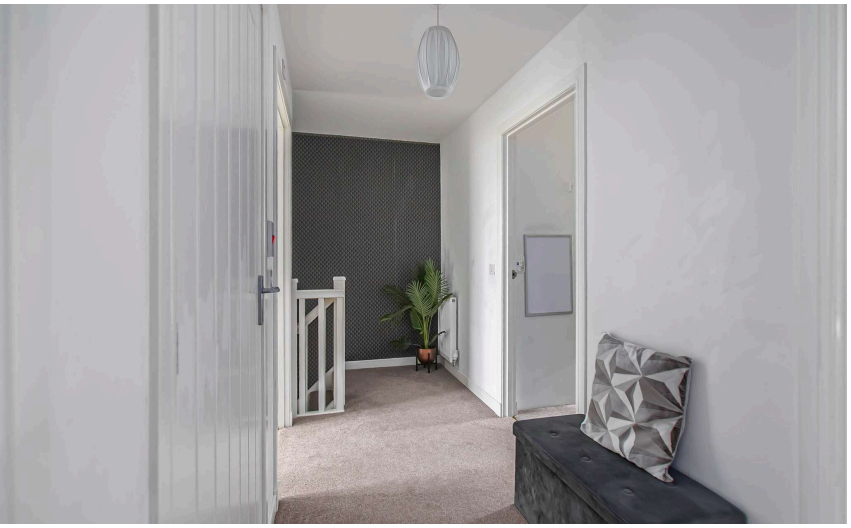


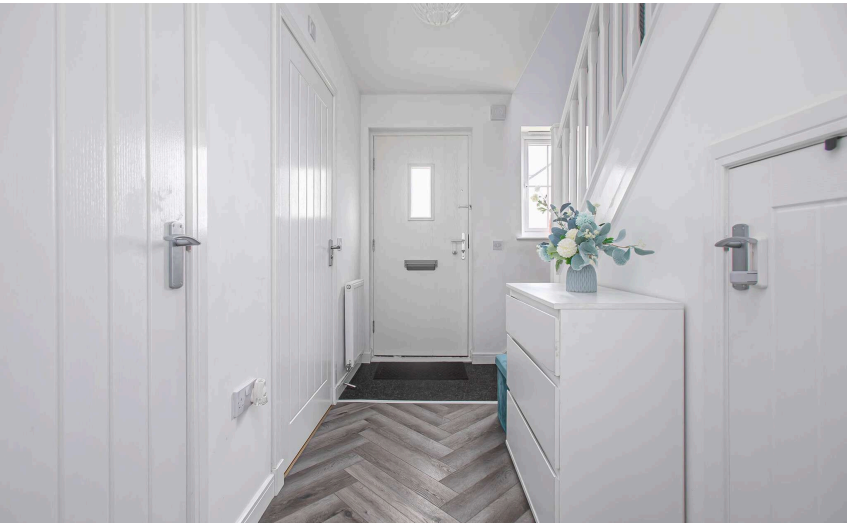













Morgans
PROPERTY
66 Acorn Street
KY11 8QD







Dunfermline

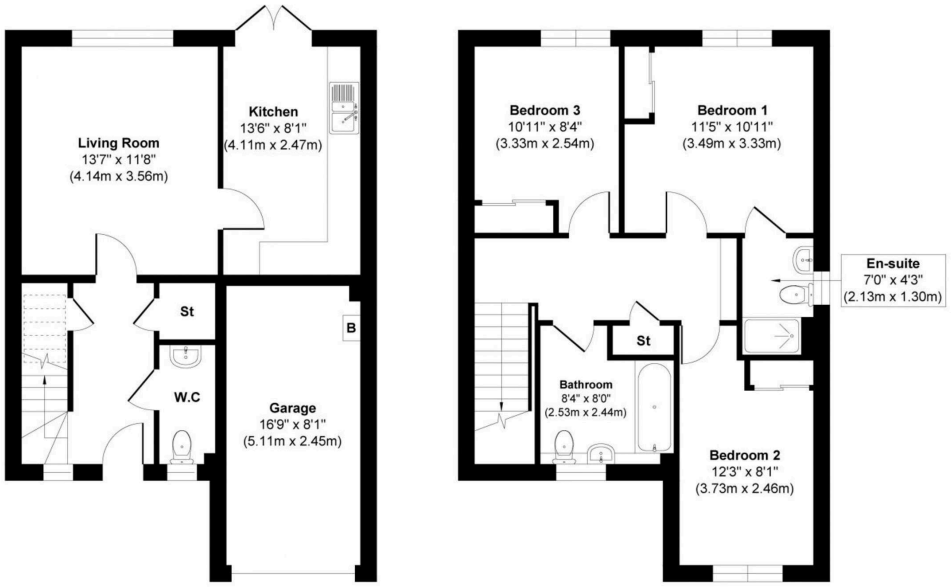
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace 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.



Acorn Street, Dunfermline, KY11 8QD



Approx. Gross Internal Floor Area 958 sq. ft / 89 sq. m
Illustration for identification purposes only, measurements approximate, not to scale. Copyright

Morgans PROPERTY

SOLICITORS | PROPERTY
33 East Port, Dunfermline, Fife, KY12 7JE
Tel: 01383 620222 Fax: 01383 621213
www.morganlaw.co.uk

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.