Morgans
PROPERTY

7 Sandybank, Dunfermline, KY11 8EQ

Offers Over £350,000

4 1 2

- Substantial four-bedroom family home
- Impressive 20ft living room with fireplace
- Separate dining room and generous kitchen
- EPC Rating -
- Two vast bedrooms upstairs over 16ft
- Two further well-sized bedrooms downstairs
- Spacious family bathroom with bath
- Council Tax Band -

Welcome

This substantial four-bedroom home offers close to 2,000 square feet of accommodation across two floors in the popular Halbeath area of Dunfermline. The ground floor is designed for family living, with an impressive 20-foot living room complete with a feature fireplace, a separate 13-foot dining room, and a generous dining kitchen extending to over 15 feet. Two further bedrooms and a spacious family bathroom with a bath complete the ground floor, offering flexible accommodation for multi-generational living or a home office. Upstairs, two vast bedrooms both exceed 16 feet in length, with excellent additional storage provided by the eaves space to either side. The property has a well maintained substantial garden to the rear and further benefits from off street parking and detached single garage. Located in Halbeath, the property is well placed for local schools, retail parks, and easy access to the M90, making it an excellent choice for families seeking generous, versatile accommodation.

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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Ground Floor
Approximate Floor Area
1153 sq. ft
(107.11 sq. m)

First Floor
Approximate Floor Area
838 sq. ft
(77.85 sq. m)

Approx. Gross Internal Floor Area 1991 sq. ft / 184.96 sq. m

Illustration for identification purposes only, measurements approximate, not to scale. Copyright

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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.