



Morgans

PROPERTY

16 Leys Park Grove, Dunfermline, KY12 0DF

Offers Over £235,000





Elevator within Apartments



Three bedrooms master en-suite



Exceptional open-plan living space



Family Bathroom



Lounge and dining kitchen



Good storage



EPC Rating -



Council Tax Band -



## Welcome

This stunning three-bedroom top floor executive apartment with elevator offers exceptionally generous and well-appointed accommodation on a single level, extending to approximately 969 sq ft - an outstanding footprint for a property of this type. The standout feature is the vast open-plan kitchen/lounge/dining room extending to 20 feet by nearly 20 feet - a truly impressive space that provides versatile and light-filled living accommodation. The layout is well suited to both relaxed everyday living and entertaining. The principal bedroom is a particularly generous double extending to over 19 feet, and benefits from its own private en suite. A second double bedroom and a separate bathroom complete the sleeping and bathroom accommodation, with a further double bedroom/study providing flexible additional space suitable as a home office, dressing room, or occasional bedroom. Built-in wardrobe storage is provided to all bedrooms with two further storage cupboards off the hallway. The security entry and elevators are rarely available in modern apartments and there is private residents parking and ample parking for visitors. Nicely positioned within a five minute walk to the city centre. Situated in Dunfermline, KY12 0DF, the property is within easy reach of local amenities, railway station, schools, and transport links.





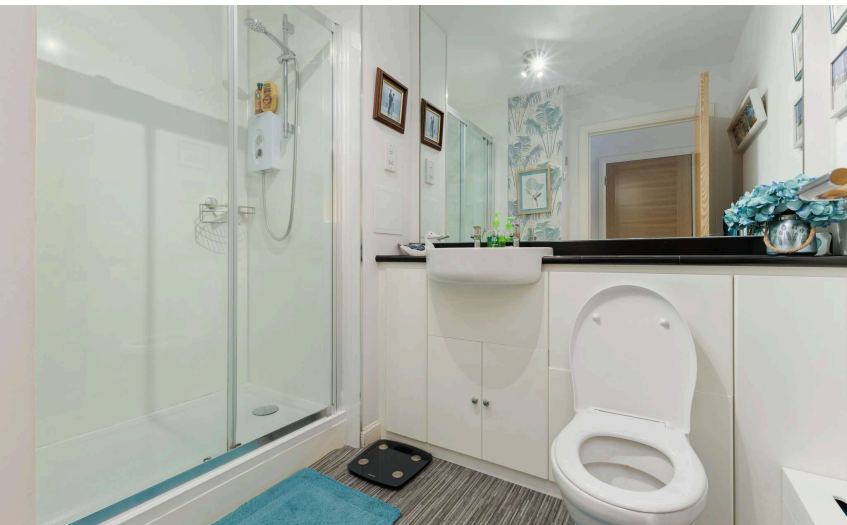
### **EXTRAS INC. IN SALE/AGENTS NOTE**

All floorcoverings, blinds, bathroom and light fittings together with integrated appliances. Media wall/shelving unit included.

Please note there is a factor fee attached to this property.  
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

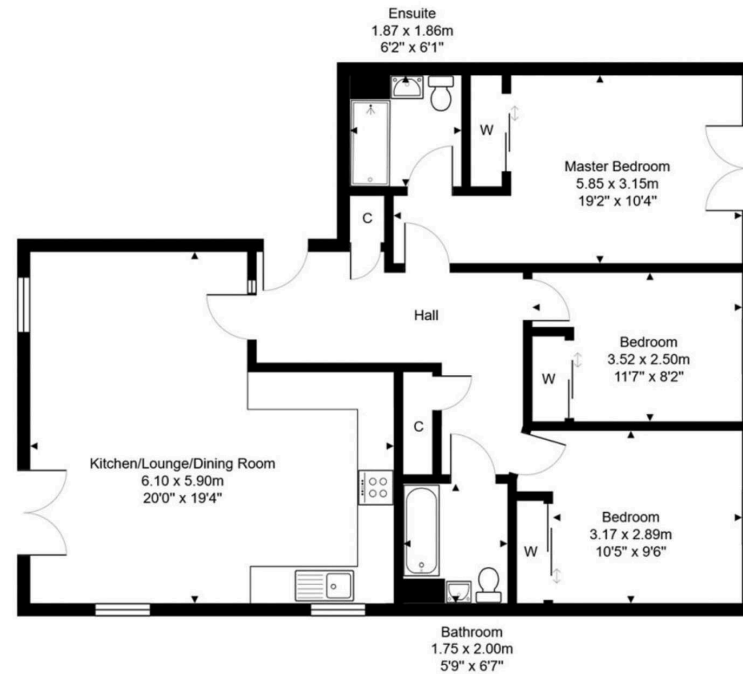
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.

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Total Area: 90.0 m<sup>2</sup> ... 969 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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.