Morgans
PROPERTY

45 Birrell Drive, Dunfermline, KY11 8DT

Fixed Price £149,900

1 1 1

Ent Porch

Conservatory

Lounge

Bedroom

Kitchen

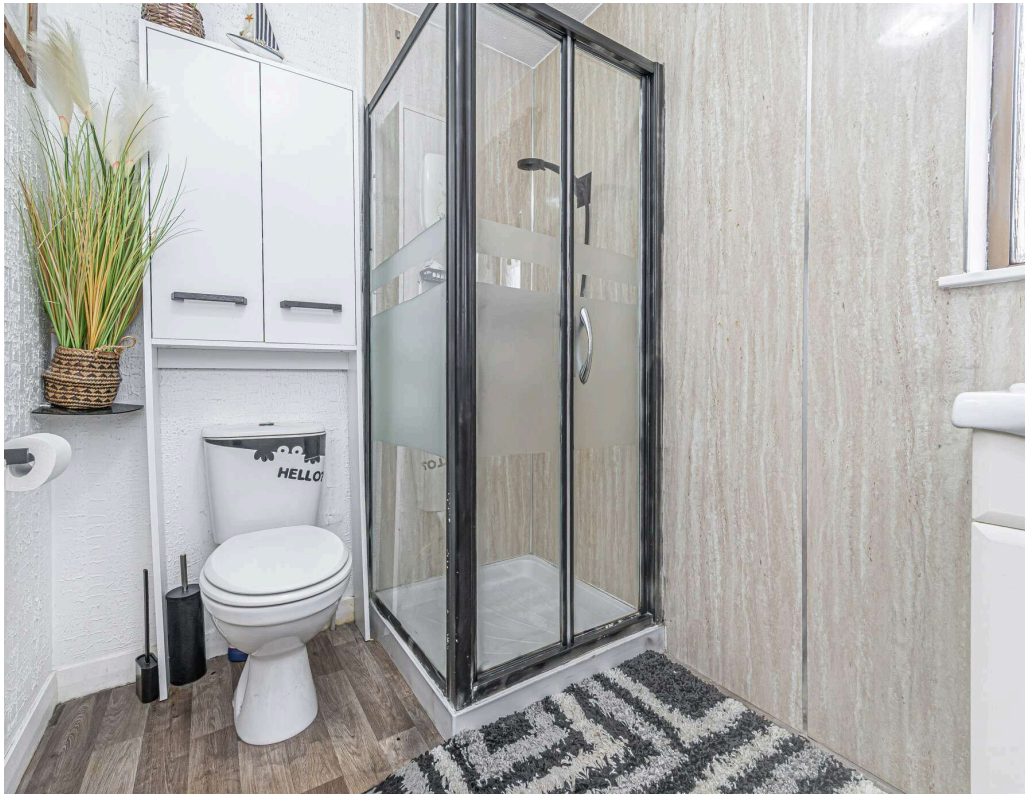
Shower Room

EPC Rating -

Council Tax Band -

# Welcome

A delightful one-bedroom semi detached bungalow offering comfortable single-level living throughout, set in a popular area of Dunfermline. With conservatory, large detached garage, and a well-balanced layout, this property is ideally suited to downsizers, retirees, or anyone seeking easy, step-free living in a convenient location. The accommodation is well laid out, featuring a bright and comfortable 15-foot living room, a separate fitted kitchen with ample storage and worktop space, and a lovely conservatory — a wonderful additional living area providing a peaceful connection to the garden throughout the year. A modern shower room and two useful built-in cupboards complete the practical and well-organised internal layout. The well-proportioned double bedroom benefits from a built-in cupboard, ensuring good everyday storage within what is a comfortable and private space. A large detached garage extending to almost 18 feet adds tremendous practical value — ideal for secure parking, a workshop, or additional storage.




## EXTRAS INC. IN SALE/AGENTS NOTE

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

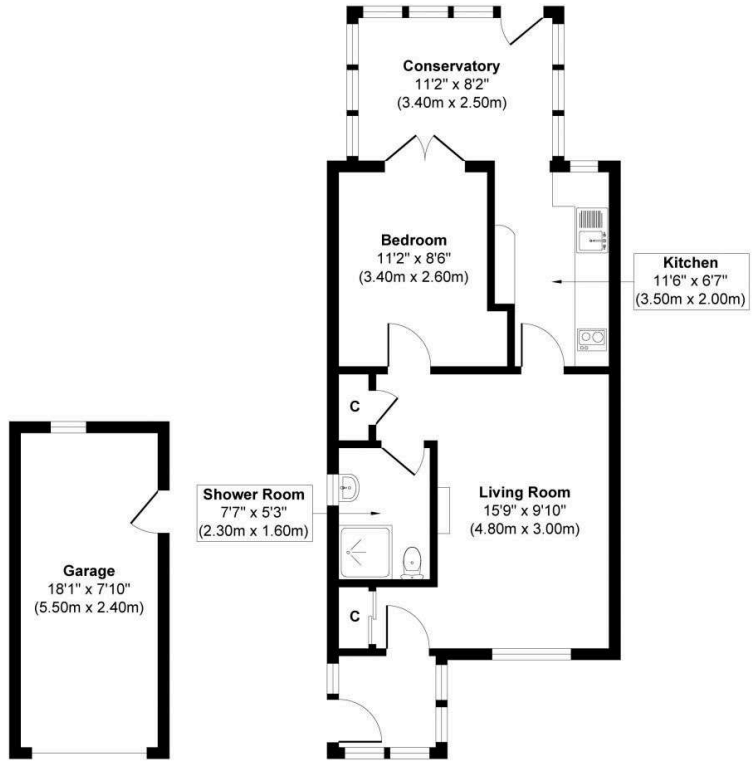
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested 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.




**Garage**
**Approximate Floor Area**
**142 sq. ft**
**(13.20 sq. m)**

**Ground Floor**
**Approximate Floor Area**
**554 sq. ft**
**(51.52 sq. m)**

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**Approx. Gross Internal Floor Area 696 sq. ft / 64.72 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 gauranteed 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 opon its own inspection(s). Created by 9AM Media


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