



Morgans

PROPERTY

39 Petrel Way, Dunfermline, KY11 8GY

Offers Over £295,000











Well appointed within the eastern expansion and situated on an enviable corner plot is this detached executive villa, ideal for families and within a short walk to schooling and Tesco superstore/retail park. This home is generous and well presented with excellent outdoor space which is fully enclosed providing a child and pet safe environment. The grounds are low maintenance, mainly laid to lawn with feature raised decking, an idyllic haven and a great home for entertaining. Early entry is available and the accommodation briefly comprises entrance hall, lounge with open plan aspect to dining room, fitted kitchen and separate utility room with w.c facilities, further double bedroom/office with shower room (previously used for pet grooming). On the upper level there are four bedrooms with master en-suite and family bathroom. The driveway gives access for several vehicles. The property benefits from solar panels and has gas central heating and double glazing throughout.







### LOCATION

The ancient capital of Dunfermline won its bid to have official city status 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.

### EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances and two garden sheds.

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.





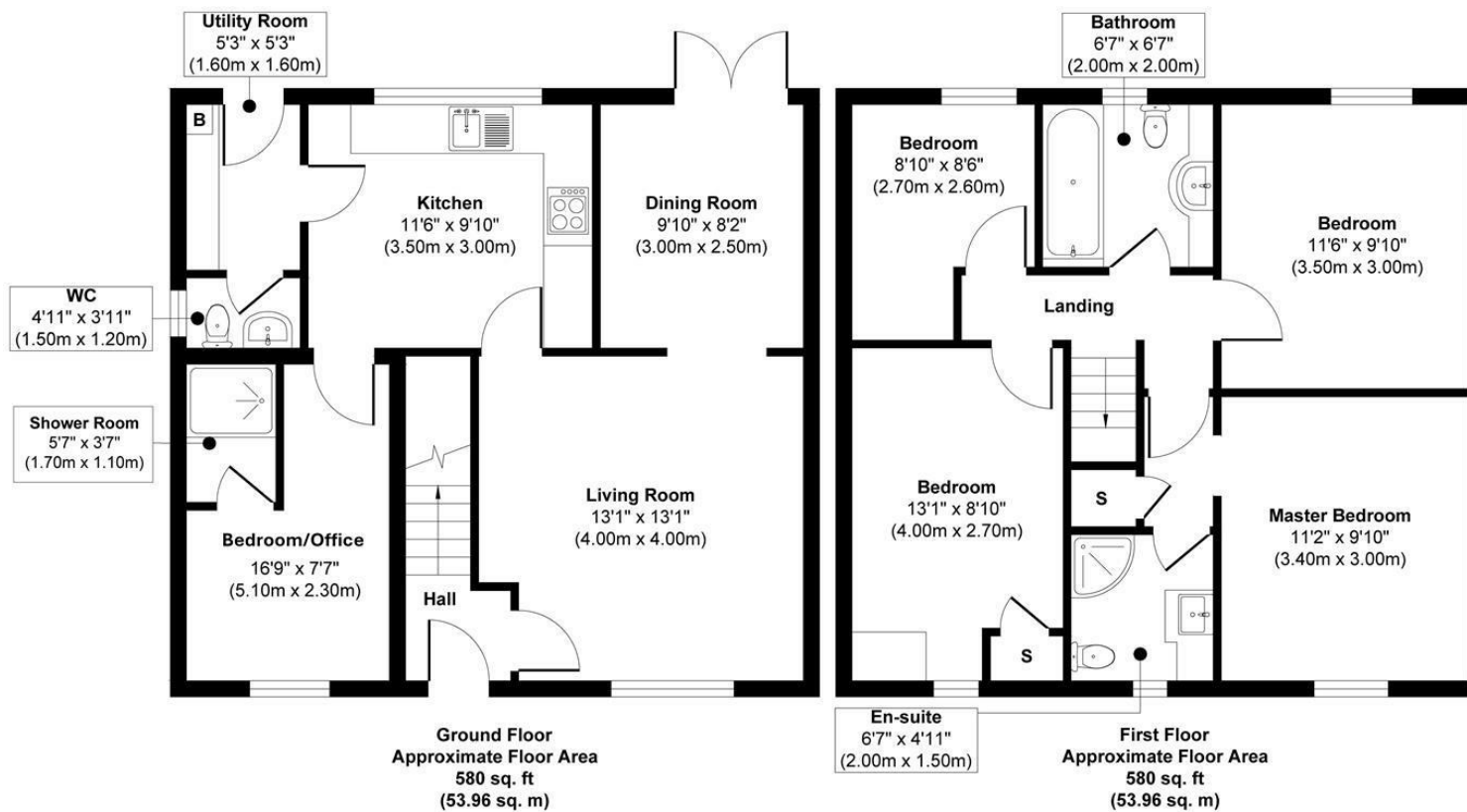












9AM MEDIA

**Approx. Gross Internal Floor Area 1160 sq. ft / 107.92 sq. m**

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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