



Morgans

PROPERTY

11 Calaisburn Place, Dunfermline, KY11 4RD

Offers Over £175,000





Three-bedroom mid-terrace home



1,159 sq ft of living space



Conservatory to the rear



Large lounge/dining room



Built-in storage throughout



Kitchen and utility room



EPC Rating -



Council Tax Band -



Welcome

This three-bedroom terraced home offers well-proportioned and versatile accommodation over two floors, extending to approximately 1,159 sq ft and suitable for a family or those seeking generous living space in a popular Dunfermline setting. The ground floor provides a large lounge/dining room, a fitted kitchen, and a utility room. A conservatory to the rear extends the living space further and provides access to the garden along with a detached garage. Two storage cupboards and a store room complete the ground floor accommodation. The first floor comprises three bedrooms, all well proportioned and each benefiting from built-in wardrobe storage. The rooms are served by a family bathroom on the landing. Situated in Dunfermline, KY11 4RD, the property is conveniently placed for local amenities, schools, and transport links.





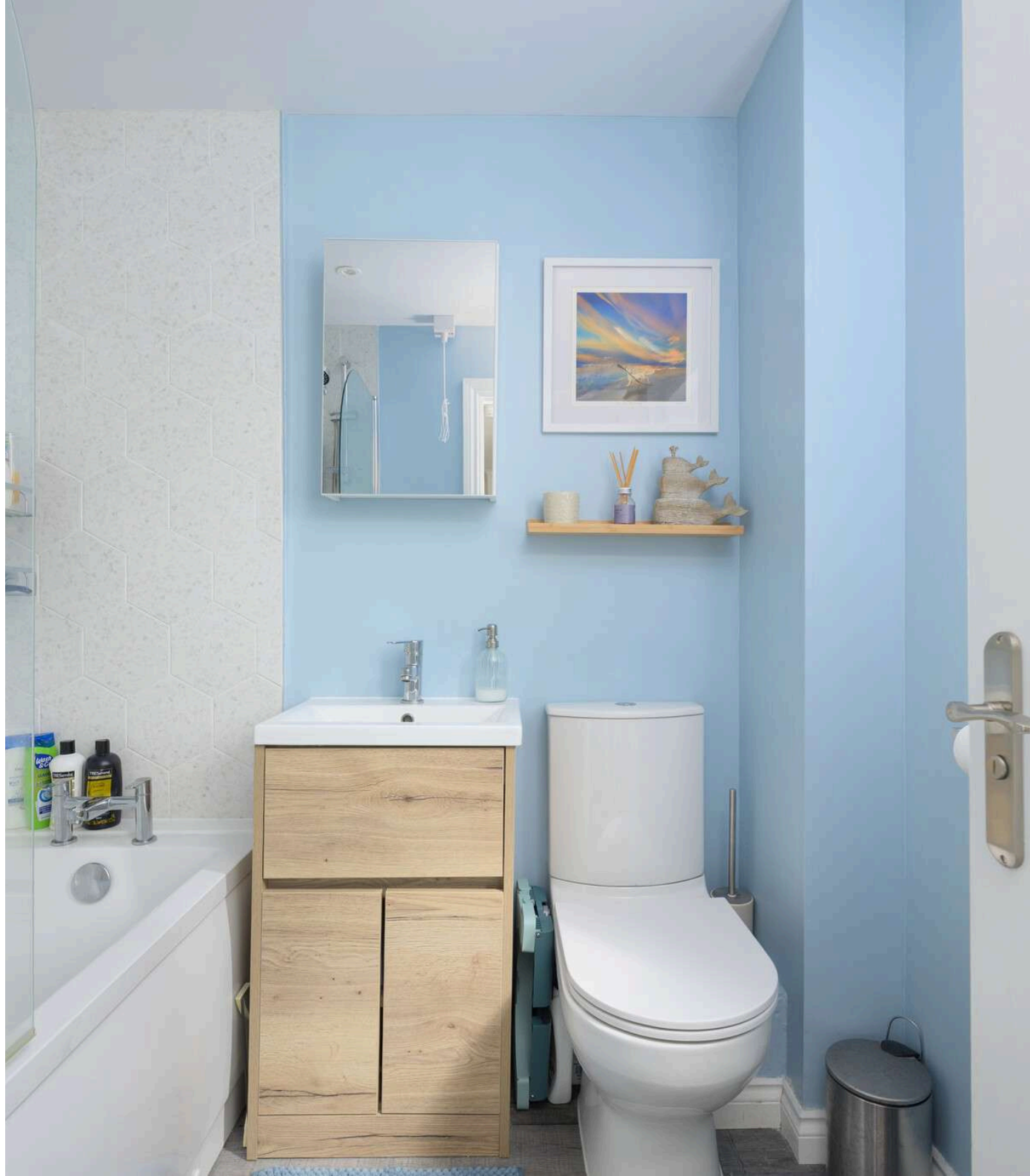
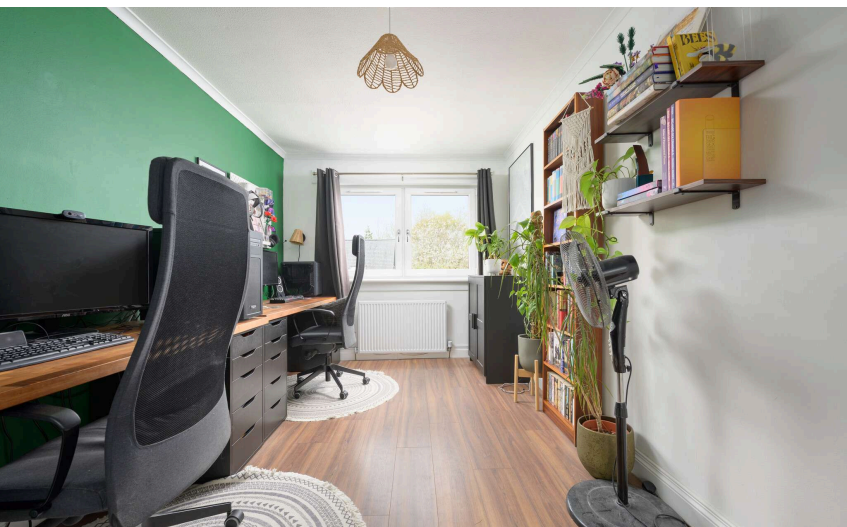
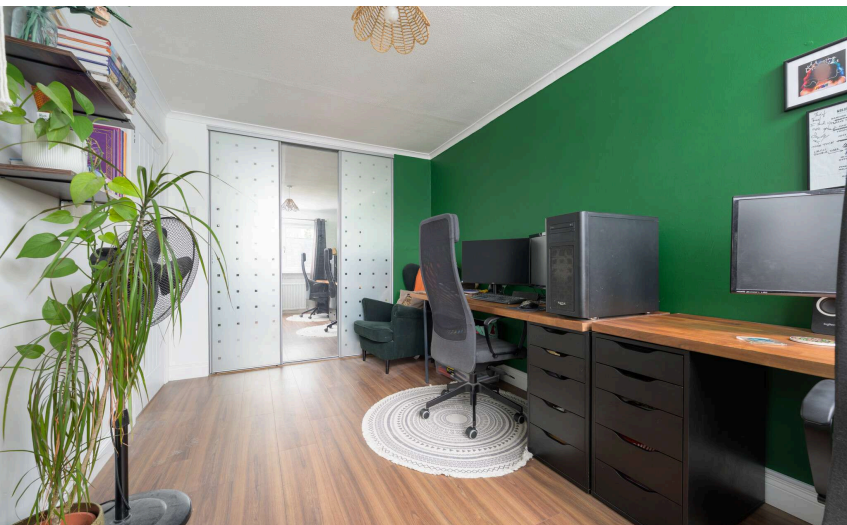
EXTRAS INC. IN SALE/AGENTS NOTE

All floorcoverings, blinds, bathroom fittings and light fittings together with integrated appliances including built-in oven/air fryer, boiling water tap, fridge/freezer, induction hob, washing machine, tumble dryer and dishwasher.

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

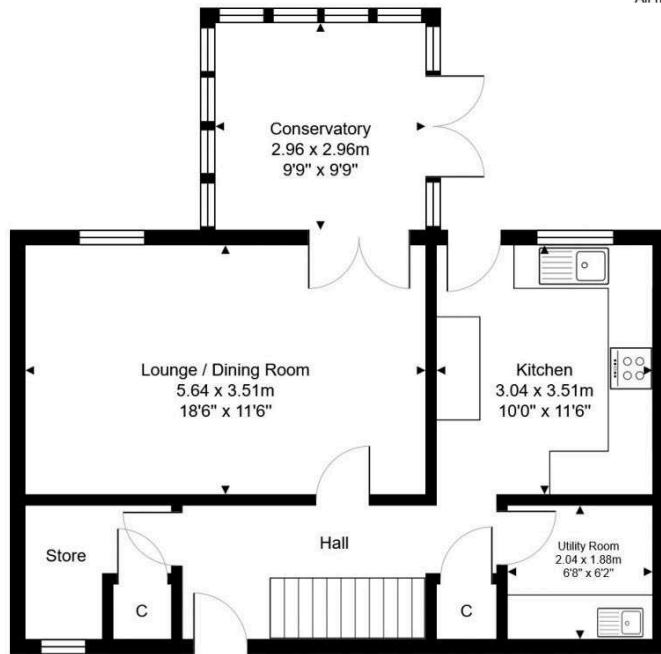
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.

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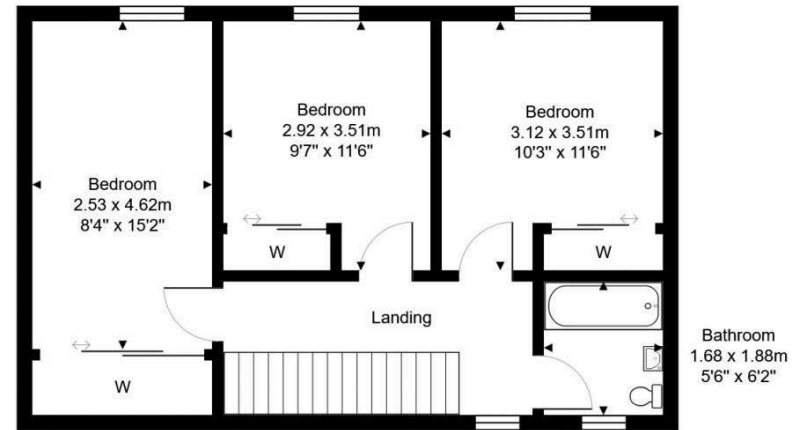
Total Area: 107.7 m² ... 1159 ft²



All measurements are approximate and for display purposes only



Ground Floor



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.