



Morgans

PROPERTY

39 Bruce Gardens, Dunfermline, KY11 8HG

Offers Over £329,950



4



2



2



C



Substantial detached family home



Downstairs WC & integral garage



Large kitchen, dining room & utility



Four well-proportioned bedrooms



Generous lounge



Master bedroom with en suite



EPC Rating - C



Council Tax Band - F





Welcome

A truly impressive four-bedroom detached family home offering nearly 1,500 square feet of well-appointed and versatile accommodation across two floors, set within a sought after residential area of Dunfermline. With a superb range of living spaces and practical features throughout, this property is an outstanding choice for families looking for a substantial and flexible home. The ground floor is exceptionally well laid out, featuring a generous lounge, a large and well-appointed kitchen, and a separate dining room — providing distinct and versatile spaces for everyday family life and entertaining. A utility room off the kitchen adds practical day-to-day convenience, whilst a downstairs WC and integral garage complete a highly functional ground-floor arrangement. Multiple storage cupboards throughout the hallway ensure the home remains well-organised. Upstairs, four well-proportioned bedrooms are served by a family bathroom. The principal bedroom benefits from both a private en suite and a built-in wardrobe, whilst three further bedrooms — one of which also feature a built-in wardrobe — provide excellent accommodation for family members or guests alike. There are lovely fully enclosed gardens to the rear providing a child and pet safe environment which are mature and well stocked. A double driveway with an electric car charger and ample visitors parking completes this home.

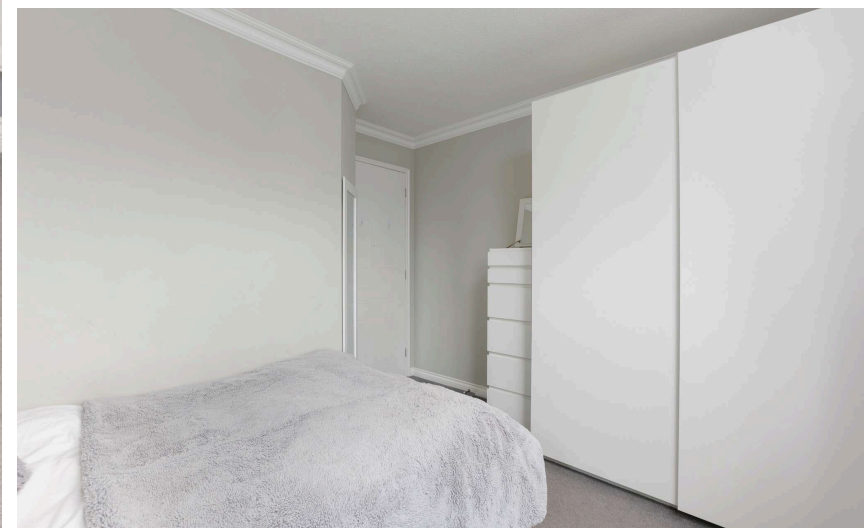


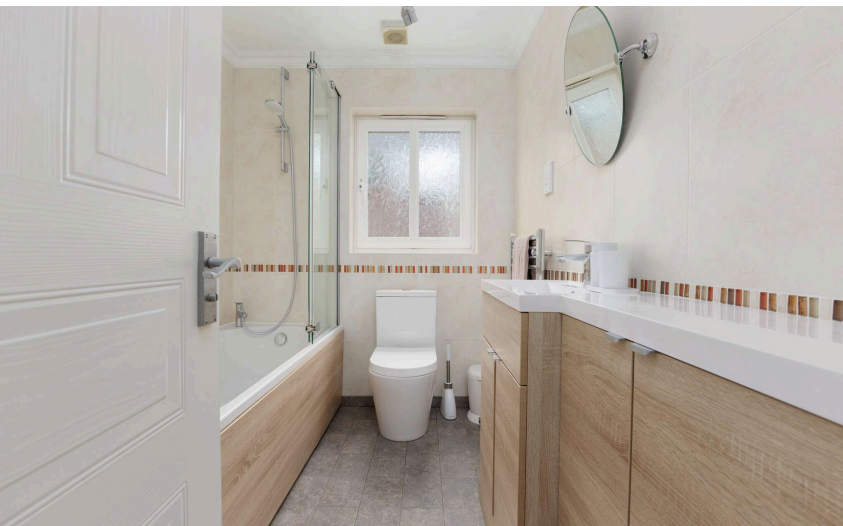


EXTRAS INC. IN SALE/AGENTS NOTE

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.

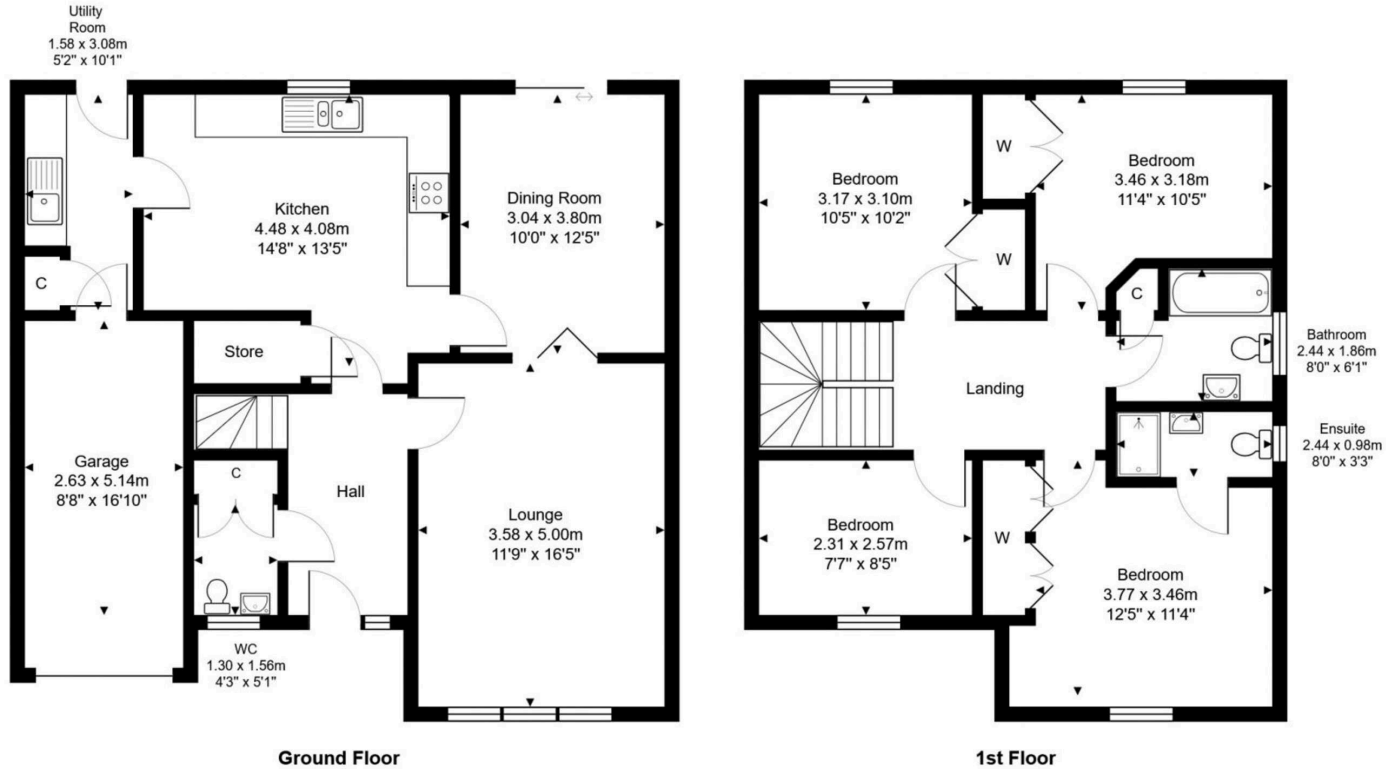
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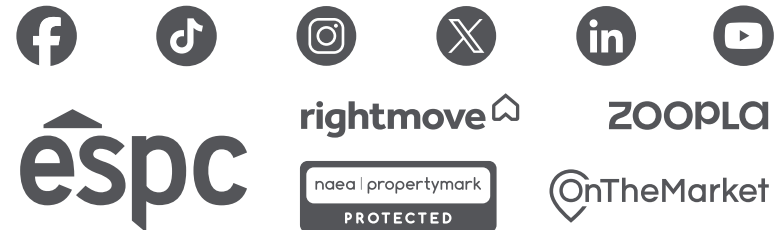
Total Area: 140.5 m² ... 1513 ft²



All measurements are approximate and for display purposes only



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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.