

Morgans PROPERTY

1 Blackwood Court, Dunfermline, KY11 8TF

Offers Over £495,000

4 2 2









- Substantial detached family home
- Vast 23ft living room
- Bright conservatory addition
- EPC Rating -
- Kitchen, utility, and two further reception rooms
- Four generous bedrooms
- Principal bedroom en suite plus family bathroom
- Council Tax Band -









# Welcome

This substantial four-bedroom detached home offers over 2,100 square feet of exceptional accommodation across two floors, including the notable benefit of a private lift connecting the ground and first floors. The ground floor is impressively laid out, centered around a vast 23-foot living room and complemented by a bright conservatory. The kitchen is well-fitted and flows through to a utility room, while a further dining/family room and family room offer excellent flexibility for everyday living and entertaining. A downstairs WC and welcoming vestibule and hallway complete this level. Upstairs, four generously proportioned bedrooms are arranged around a spacious landing. The principal bedroom benefits from its own en suite, while a well-appointed family bathroom serves the remaining rooms. Numerous built-in wardrobes and a landing cupboard provide outstanding storage throughout. Double garage and driveway with full enclosed gardens. Set in a prestigious part of Dunfermline, this exceptional home offers a rare combination of space, accessibility, and quality, making it ideally suited to growing or multi-generational families.







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

All floorcoverings, blinds, bathroom and light fittings together with integrated appliances. Lift can be removed if required.

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.



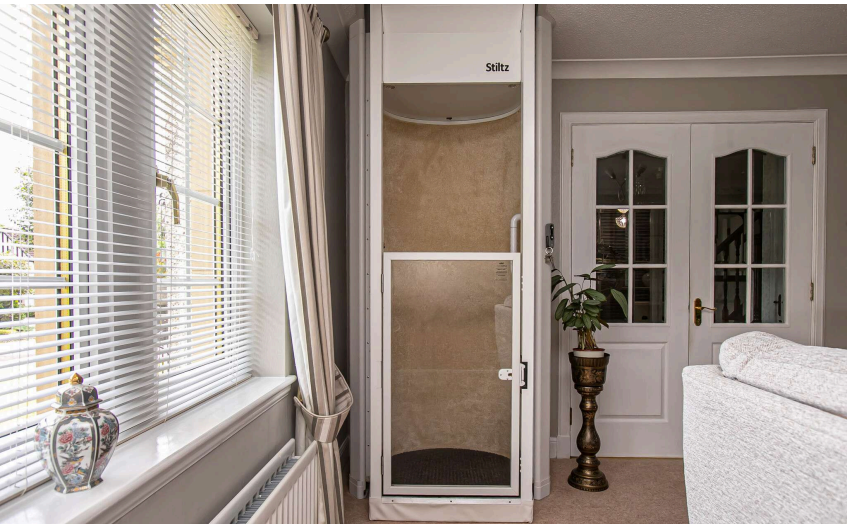











Stiltz











# Dunfermline

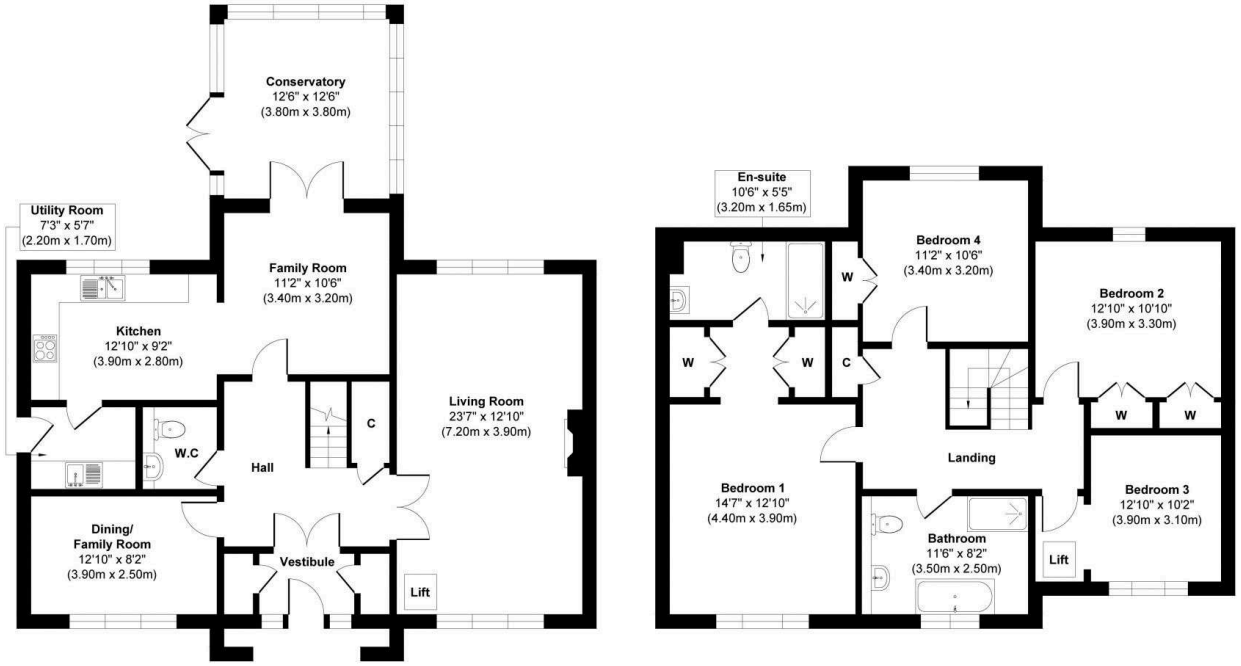
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace 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.



# 1 Blackwood Court, Dunfermline, KY11 8TF




Morgans PROPERTY

**Approx. Gross Internal Floor Area 2115 sq. ft / 196.51 sq. m**

Illustration for identification purposes only, measurements approximate, not to scale. Copyright


Morgans PROPERTY

**SOLICITORS | PROPERTY**

**33 East Port, Dunfermline, Fife, KY12 7JE**

**Tel: 01383 620222 Fax: 01383 621213**

**www.morganlaw.co.uk**



espc rightmove ZOOPLA naea | propertymark PROTECTED OnTheMarket



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.