



Morgans

PROPERTY

4 Birnam Gardens, Dunfermline, KY11 8FQ

Fixed Price £345,000



6



2



3





Exceptional six-bedroom detached home



Conservatory & downstairs WC



Spectacular 23ft kitchen/dining room



Six bedrooms across three floors



Generous 18ft living room



En suite & family bathroom



EPC Rating -



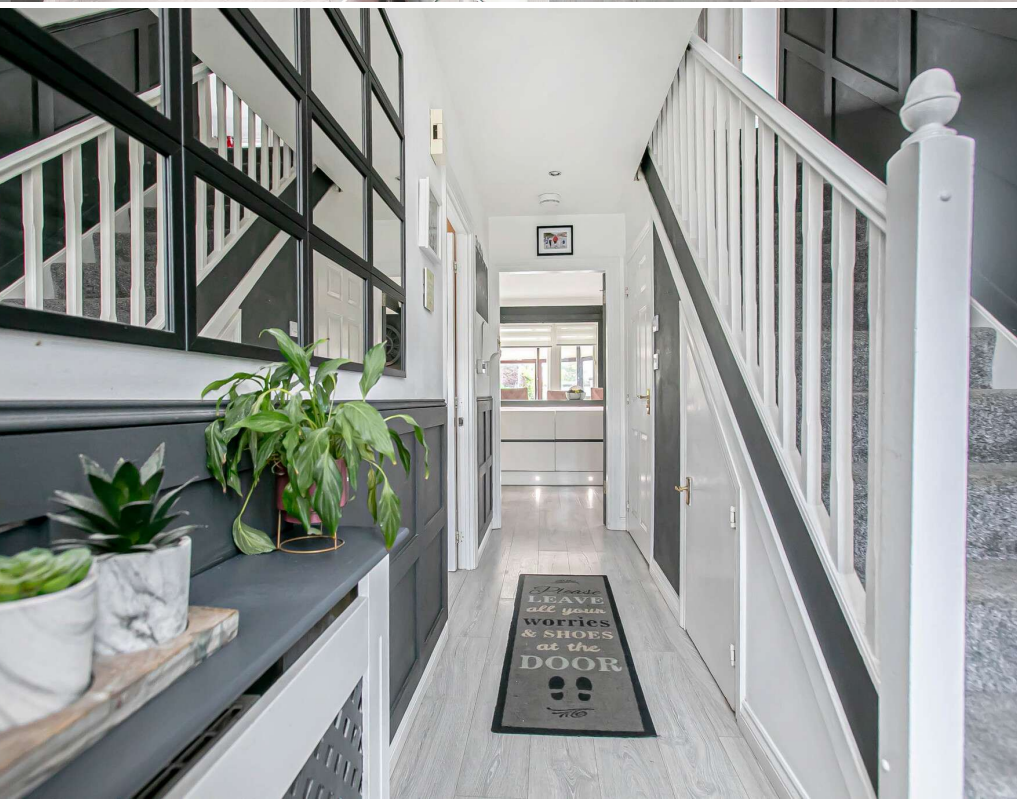
Council Tax Band -





Welcome

A truly extraordinary six-bedroom detached family home offering over 1,700 square feet of exceptionally versatile accommodation across three floors in a popular area of Dunfermline. A property of this size and specification is genuinely rare, and 4 Birnam Gardens represents an outstanding opportunity for larger families or those requiring extensive flexible living space. The ground floor sets an immediately impressive tone. A spectacular open-plan kitchen and dining room — extending to an incredible 23 feet — provides the ultimate social and family living space, whilst the separate 18-foot living room offers a more formal and comfortable reception area. A charming conservatory extends the living space further, creating a wonderful connection to the outdoors. A ground-floor bedroom or office, downstairs WC, and useful storage cupboards complete a highly practical and versatile ground-floor layout. The first floor provides three further bedrooms, including the principal bedroom which benefits from its own private en suite. A family bathroom serves the remaining bedrooms on this level, with multiple built-in wardrobes providing excellent everyday storage throughout. The second floor is home to two further double bedrooms — one room extending to over 23 feet, and the other a generous 16-foot room — both offering a private and spacious retreat ideal for older children, guests, or use as dedicated home office or hobby space. The property has gardens to the rear fully enclosed on this corner plot providing a child and pet safe environment.



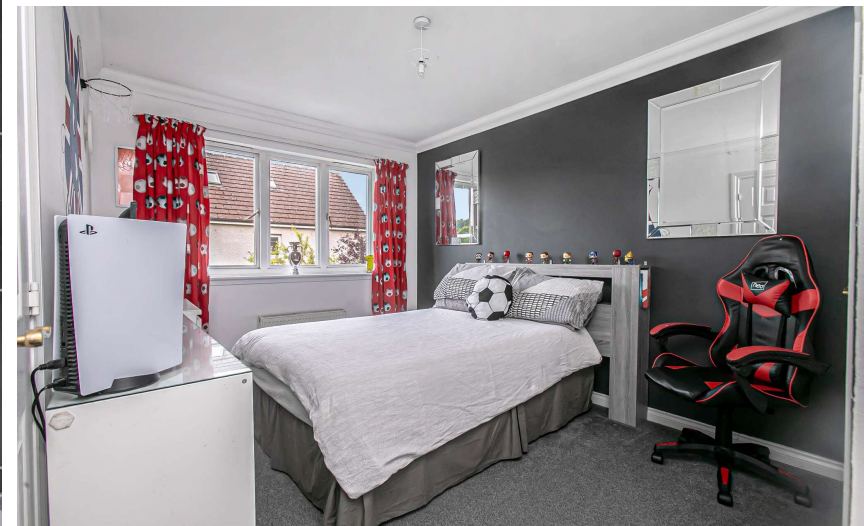


EXTRAS INC. IN SALE/AGENTS NOTE

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

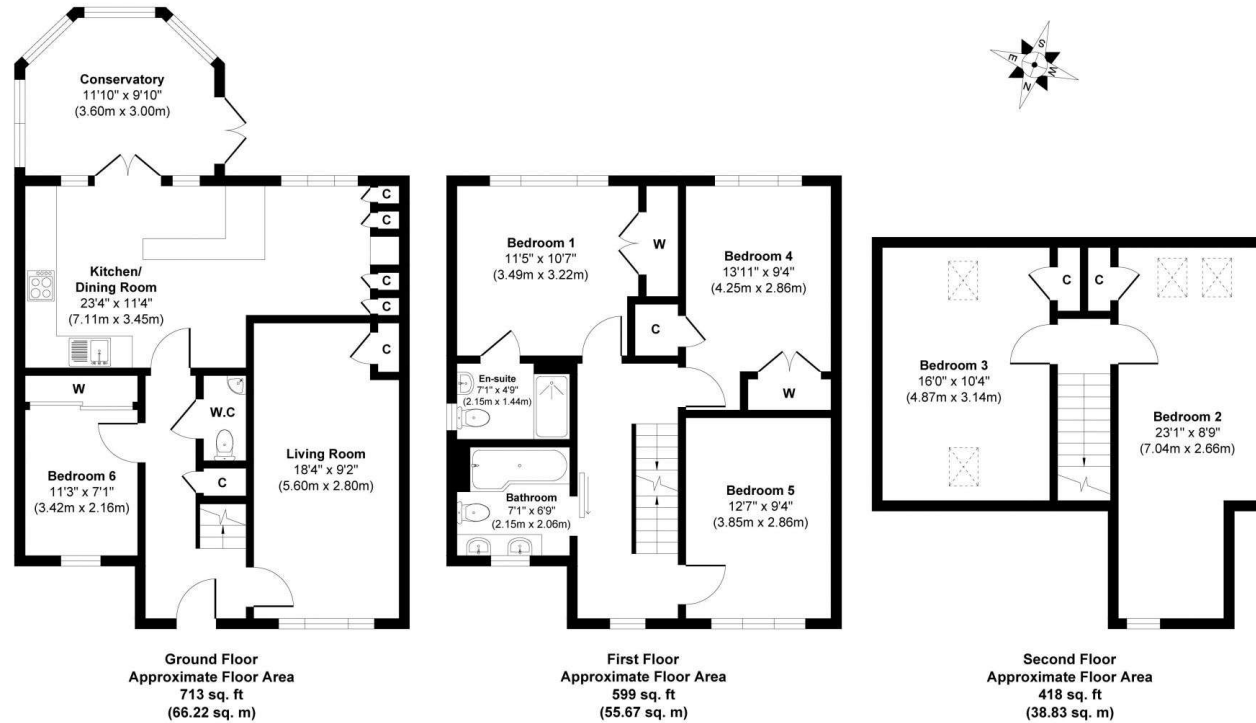
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace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



Birnam Gardens, Dunfermline, KY11 8FQ



Approx. Gross Internal Floor Area 1730 sq. ft / 160.72 sq. m
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SOLICITORS | PROPERTY
33 East Port, Dunfermline, Fife, KY12 7JE
Tel: 01383 620222 Fax: 01383 621213
www.morganlaw.co.uk



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.