



Morgans

PROPERTY

28 Mallard Grove, Dunfermline, KY11 8GJ

Offers Over £389,950



5



3



2





Substantial detached family home



Five bedrooms, two with en suites



Kitchen/dining room & utility room



EPC Rating -



Generous living room & sunroom



Detached double garage and driveway



Family Bathroom & W.C



Council Tax Band -



Welcome

A truly substantial five-bedroom detached family home offering an exceptional space and flexibility across two floors. With over 2,000 square feet of internal accommodation, a detached double garage, and an impressive array of reception and bedroom spaces, 28 Mallard Grove represents one of many family homes available in this popular area of Dunfermline. The ground floor is outstanding in both size and versatility. A spectacular open-plan kitchen and dining room — extending to over 23 feet — provides the ultimate family living and entertaining space, complemented by a separate utility room and a convenient downstairs WC. The generous living room offers a more formal reception space, whilst the adjoining sunroom floods the ground floor with natural light and creates a wonderful everyday retreat. Upstairs, the first floor delivers five well-proportioned bedrooms. The impressive principal bedroom benefits from its own private en suite and built-in wardrobe, whilst bedroom three also enjoys the luxury of an en suite shower room. A further three bedrooms — including a fifth single room — are served by the well-appointed family bathroom. Multiple built-in wardrobes and cupboards throughout ensure excellent storage. Completing this exceptional package is a detached double garage with driveway. The gardens and grounds are enclosed providing a child and pet safe environment. Patio and seating areas make this an idyllic haven.



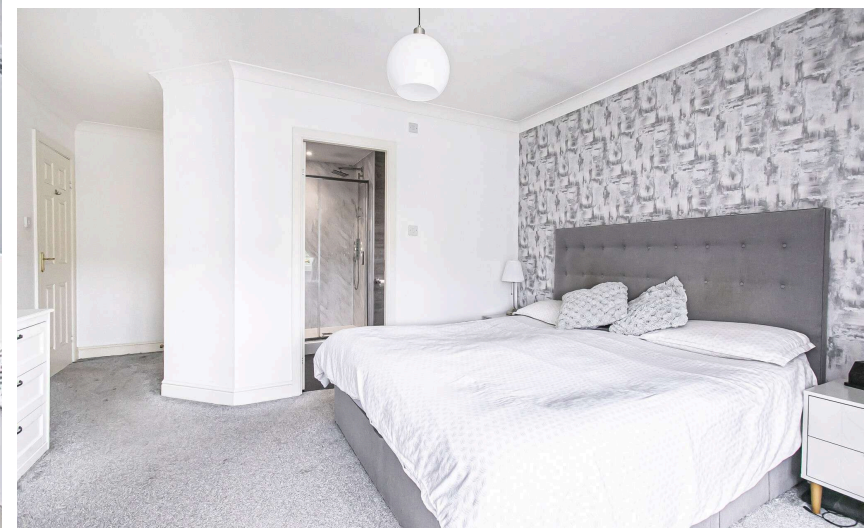


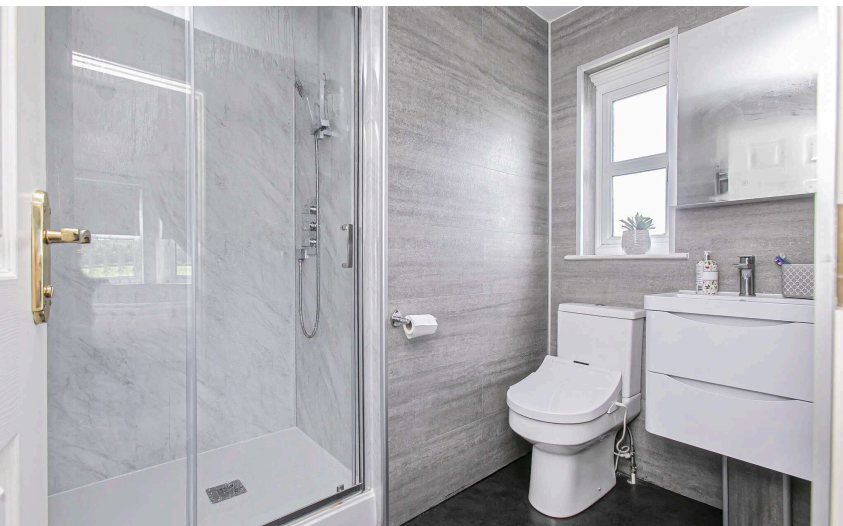
EXTRAS INC. IN SALE/AGENTS NOTE

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

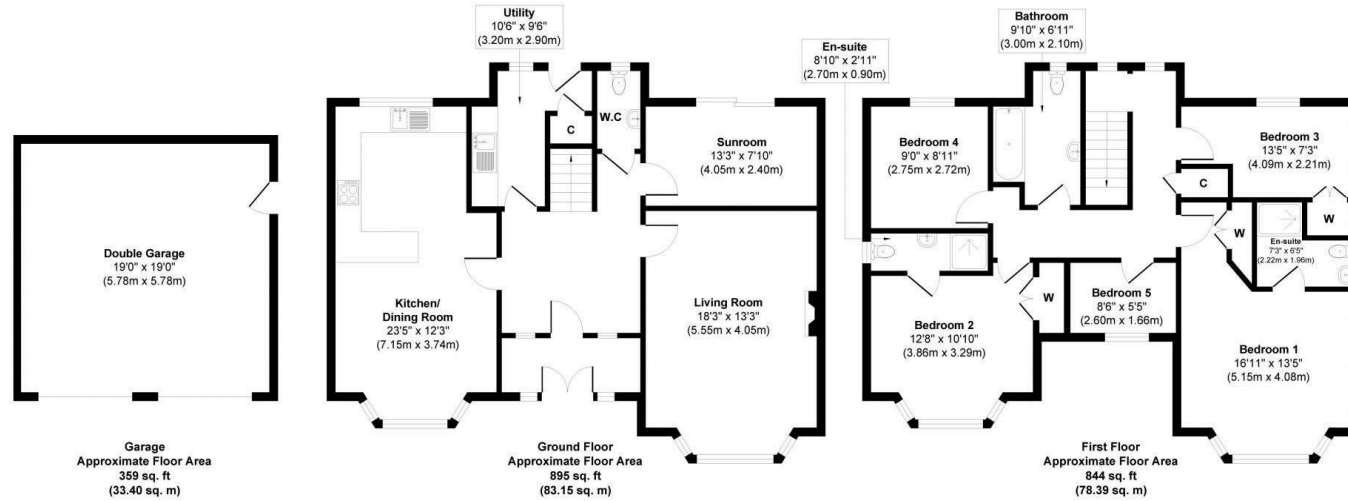
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace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



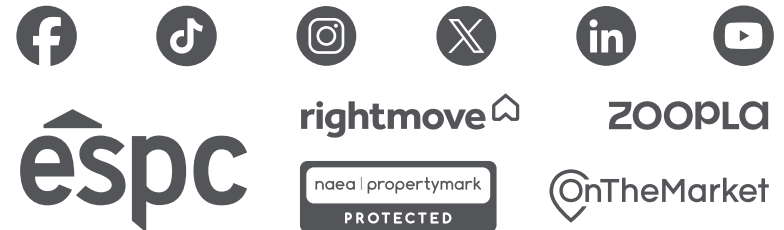
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Approx. Gross Internal Floor Area 2098 sq. ft / 194.94 sq. m
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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. 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.