



Morgans

PROPERTY

40 Manor Gardens, Dunfermline, KY11 8RW

Offers Over £440,000











NO FORWARD CHAIN We are delighted to bring to the market the opportunity to purchase this stunning executive family home situated in prestigious Manor Kingdom development which rarely comes to the market, occupying an enviable plot within this exclusive estate. The property is ideally placed for bus links to Stewart Melville and Dollar Academy and all local schooling and amenities. There are quality fixtures and fittings throughout and the accommodation comprises entrance vestibule, reception hall with cloakroom and integral door to double garage, lounge with Italian marble feature fireplace with electric flame effect fire, dining room, dining kitchen with Siemens integrated appliances and utility room with additional storage cupboard, on the ground floor, with Amtico flooring throughout. French doors from the dining kitchen and dining room lead onto an expansive decked area and beautiful landscaped gardens benefiting from a southerly aspect. There is scope for a garden office to be added if desired. A stunning feature oak staircase with additional storage underneath leads to the generous sized upper level gallery landing leading to four generous sized double bedrooms two having luxury en-suites and four piece family bathroom. Master bedroom has two double well fitted wardrobes, bedroom two has a large fitted walk in wardrobe with the other two bedrooms having fitted double wardrobes. Excellent storage and large attic, accessed by Ramsay ladder which is partially floored. Lovely landscaped gardens to the front and rear with patio area, fully enclosed providing a child and pet safe environment. Double driveway and parking for several vehicles leads to integrated double garage with electric door. Gas central heating and double glazing throughout.







## LOCATION

The property is within walking distance to two excellent local primary schools and the newly opened state of the art Campus also Duloch Park itself is directly opposite the property with beautiful woodland, meadow and park walks, a duck pond, children's play areas, sports leisure facilities, library, large supermarket and an array of other shops. Cycle path and bus stops are directly outside the property. Fife Leisure Park with cinema, bowling, restaurants garden centre etc also walking distance. Halbeath Park & Ride is two miles from the property providing a direct link to Edinburgh Airport which is only 15 miles in distance. Nearby is Aberdour with its stunning Silversands beach, cafe, meadows, castle and views across the Forth to Edinburgh.

The ancient capital of Dunfermline won its bid to have official city status 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.

## EXTRAS INCLUDED IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom fittings, light fittings together with integrated appliances, Bosch washing machine and Bosch tumble dryer in utility room, fridge freezer in garage and garden shed. Please note that the two chandelier fittings in two bedrooms are not included and no warranty is given on the 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.















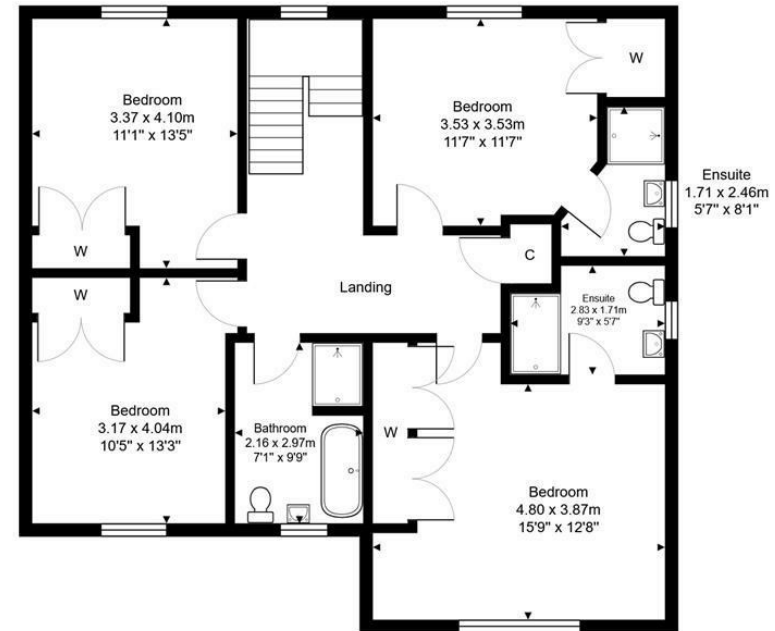
## 40 Manor Gardens, Dunfermline, KY11 8RW

Total Area: 187.6 m<sup>2</sup> ... 2019 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Ground Floor



1st Floor



SOLICITORS | PROPERTY

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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.