Morgans
PROPERTY

10 Redwing Wynd, Dunfermline, Dunfermline, KY11 8SP

Fixed Price £315,000

4 2 1 C

- Impressive detached family home
- Expansive 16ft kitchen/dining room
- Superb 16ft lounge
- EPC Rating - C
- Four bedrooms, one with en suite
- Utility room and downstairs WC
- Family bathroom with bath
- Council Tax Band - E

# Welcome

This impressive four-bedroom detached family home offers nearly 1,300 square feet of well-appointed accommodation across two floors, together with garage and double driveway in a small quiet cul-de-sac of executive homes. The gardens and grounds are idyllic and offer a private haven fully enclosed providing a child and pet safe environment with feature decking, an excellent home for entertaining. The plot has a large grassy area to side which means this house is not particulary overlooked and this area will not be built on in the future.

The ground floor provides an excellent range of living space, comprising a generous 16-foot lounge and a substantial 16-foot kitchen/dining room with ample room for cooking and casual dining. A separate utility room and downstairs WC complete a highly functional ground-floor layout.

Upstairs,there are four well proportioned bedrooms with family bathroom, with the largest bedroom further benefiting from its own private en suite.

Located in Dunfermline, the property enjoys excellent access to a wide range of amenities, schools, and transport links, making it a superb family base with strong local connections.

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

Fitted floorcoverings, blinds, bathroom and light fittings, lounge fixtures and 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.

LIFE
takes you to unexpected places
LOVE
brings you home

THIS IS
OUR
HAPPY
EVER
AFTER

# 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.

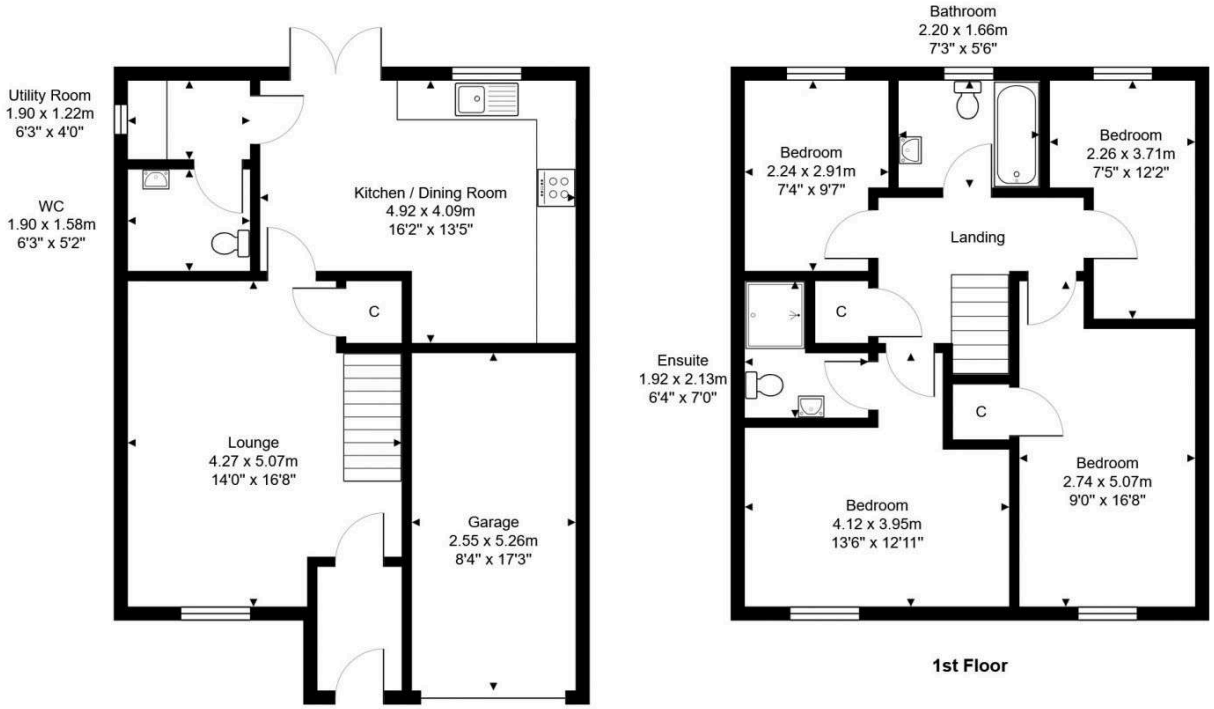
# Morgans Property Package

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.

## 10 Redwing Wynd, Dunfermline, KY11 8SP

Total Area: 119.9 m² ... 1291 ft²

All measurements are approximate and for display purposes only




Ground Floor

1st Floor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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.