



Morgans

PROPERTY

6 Christie Street, Dunfermline, KY12 0AQ

Offers Over £350,000





Ent Vestibule & Hallway



Four Bedrooms



Lounge Sun Room



En Suite Shower Room



Kitchen Dining Area



Home Office Laundry Room



EPC Rating -



Council Tax Band -





Welcome

This impressive and substantial period home offers extensive and flexible accommodation over three levels, combining generous living space with excellent versatility for modern family life. The ground floor features a bright and spacious living room to the front with a bay window, while a central dining area connects seamlessly through to the kitchen and adjoining sun room, creating an ideal hub for everyday living and entertaining. There are two bedrooms on this floor that are supported by a convenient shower room and storage. The lower ground floor further enhances the property's versatility, offering a large basement storage area along with a separate home office, laundry room and additional storage, making it ideal for those working from home or requiring substantial ancillary space. On the first floor, there are two well-proportioned double bedrooms, including a particularly generous principal bedroom benefiting from en suite facilities and other bedroom has access to a dressing room. The upper accommodation is completed by further storage and circulation space from the landing. Externally, the property benefits from private garden grounds, while its central Dunfermline location ensures excellent access to local amenities, schooling, transport links and the town centre.





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.







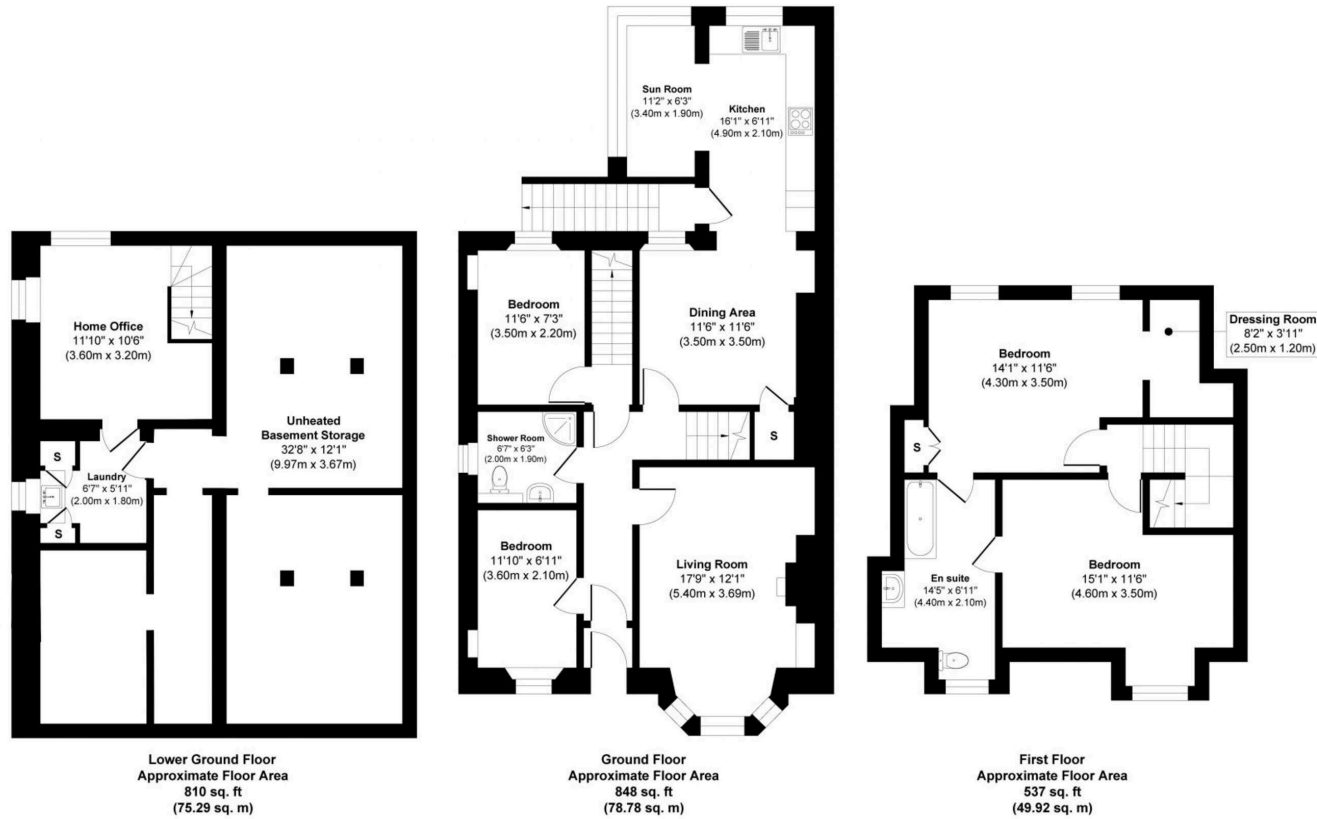


Dunfermline

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.



Approx. Gross Internal Floor Area 2195 sq. ft / 203.99 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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