



Morgans

PROPERTY

58 Linburn Grove, Dunfermline, KY11 4LQ

Offers Over £185,000



3



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1





Spacious three-bedroom semi detached villa



Bright and generously sized lounge/diner



Well-appointed kitchen



EPC Rating -



Three bedrooms



Modern shower room



Good storage throughout

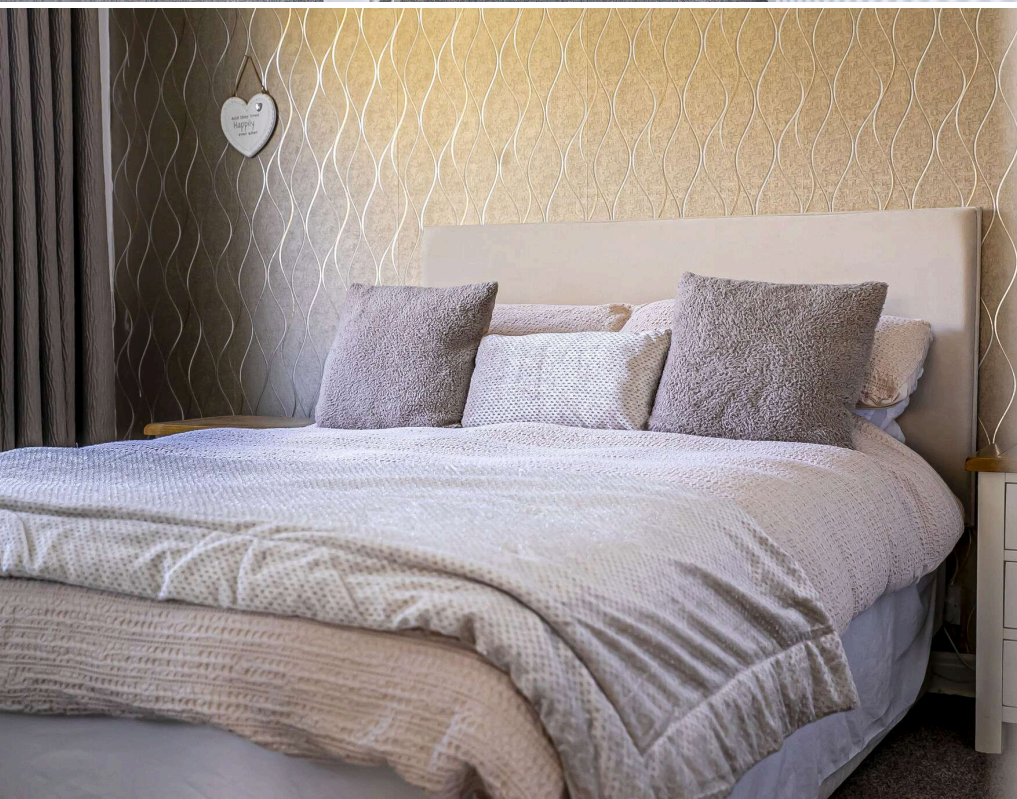


Council Tax Band - D



Welcome

Ideal location within quiet cul-de-sac just off Linburn Road is this well-proportioned three-bedroom semi detached villa offering generous accommodation over two levels, making it an ideal choice for first-time buyers or families. The ground floor features a bright and spacious living room, providing ample space for both relaxation and dining. The adjoining kitchen is well laid out, offering good storage and workspace, with convenient access from the main living area and to the rear patio and gardens. On the upper level, the property comprises three bedrooms, including two well-sized doubles and a further single bedroom, ideal for use as a nursery, home office or study. A modern shower room serves the accommodation on this floor. Externally, the property benefits from beautifully maintained and well stocked private gardens with seating and patio areas and feature decking perfect for outdoor enjoyment, an idyllic haven which is not overlooked, the gardens are terraced. This property has the benefit of a single/garage lockup at the end of the cul-de-sac.





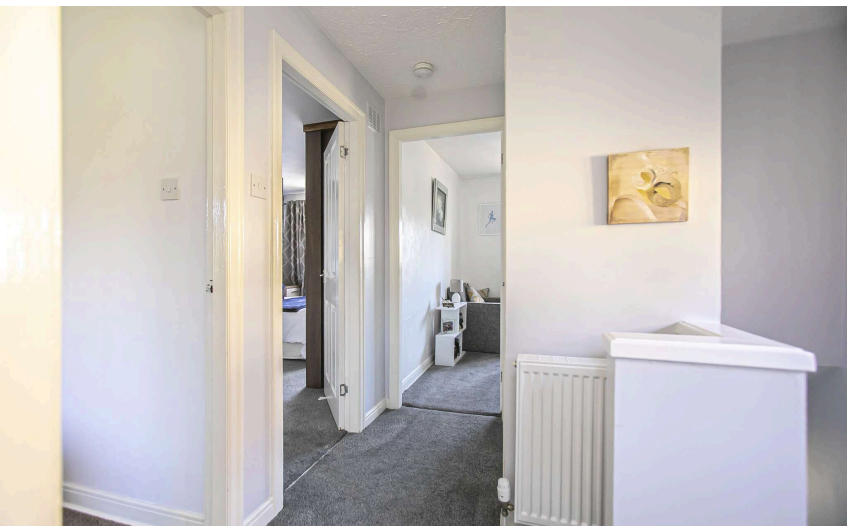
EXTRAS INC. IN SALE/AGENTS NOTE

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.









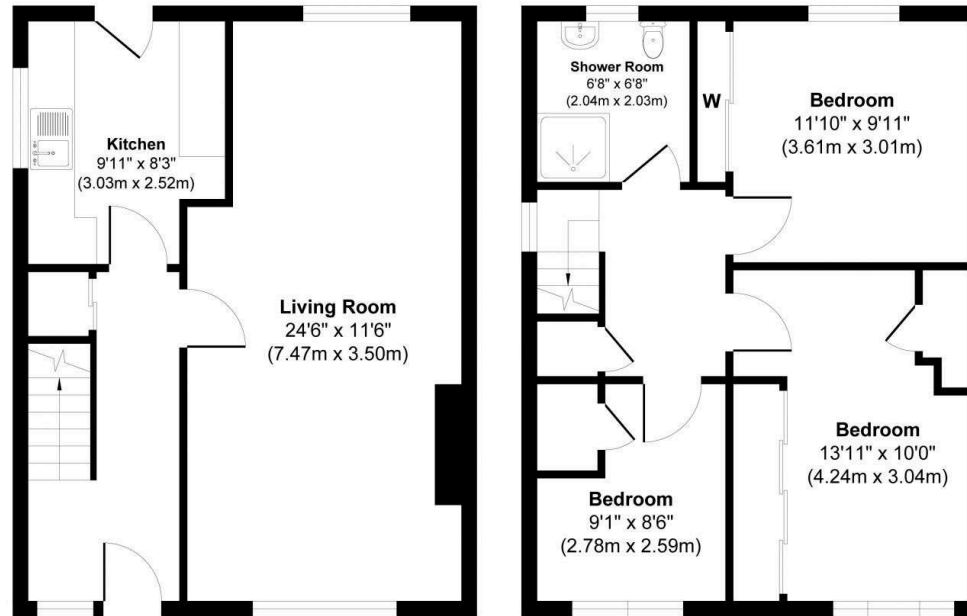
Dunfermline

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.

Linburn Grove, Dunfermline, KY11 4LQ



Ground Floor
Approximate Floor Area
442 sq. ft
(41.00 sq. m)

First Floor
Approximate Floor Area
441 sq. ft
(41.00 sq. m)



Approx. Gross Internal Floor Area 883 sq. ft / 82.00 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.