



Morgans

PROPERTY

66 Acorn Street, Dunfermline, KY11 8QD

Offers Over £270,000





Well-proportioned family home



Convenient downstairs WC



Spacious 13ft living room



Three bedrooms, principal en suite



Substantial 13ft kitchen



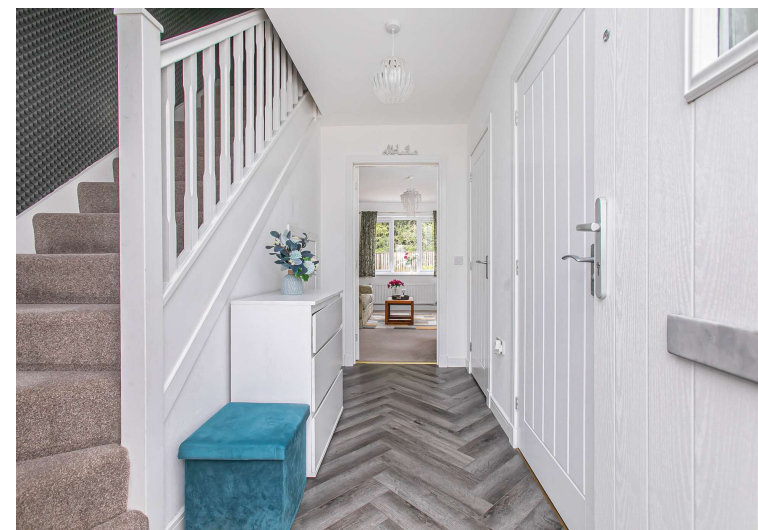
Family bathroom



EPC Rating -



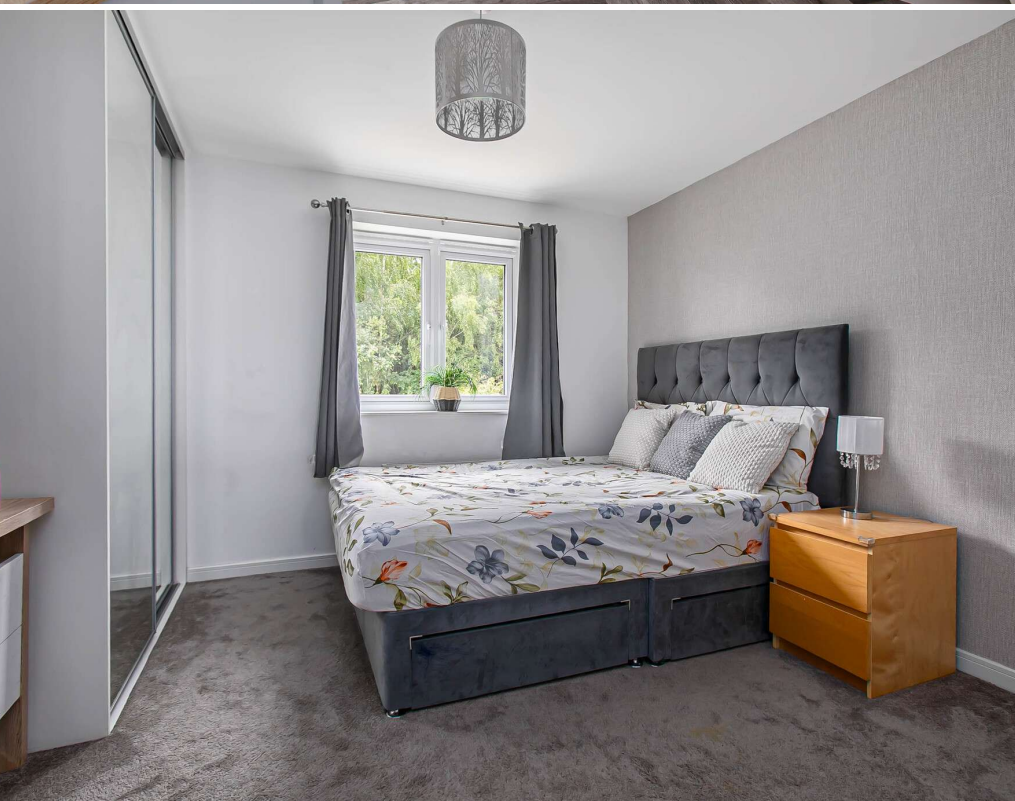
Council Tax Band -





Welcome

This well-proportioned three-bedroom home offers over 950 square feet of accommodation across two floors in Dunfermline, together with an integral garage. The ground floor opens into a substantial kitchen, with a good range of units and space for freestanding appliances. The living room is a generous size at over 13 feet in length, offering plenty of flexibility for both relaxing and entertaining. A downstairs WC and storage cupboard complete the ground floor. Upstairs, three bedrooms, all with fitted wardrobes, are served by a family bathroom fitted with a bath, with the principal bedroom further benefiting from its own private en suite. Storage cupboards throughout the property add valuable practicality. The property further benefits from a double driveway leading to integrated garage with private gardens to the front and rear with beautiful woodland directly behind the property. Located in Dunfermline, the property is well placed for local schools, amenities, and transport links, making it an excellent choice for growing families. This property is also conveniently located close to Dunfermline Learning Campus and the local primary school.



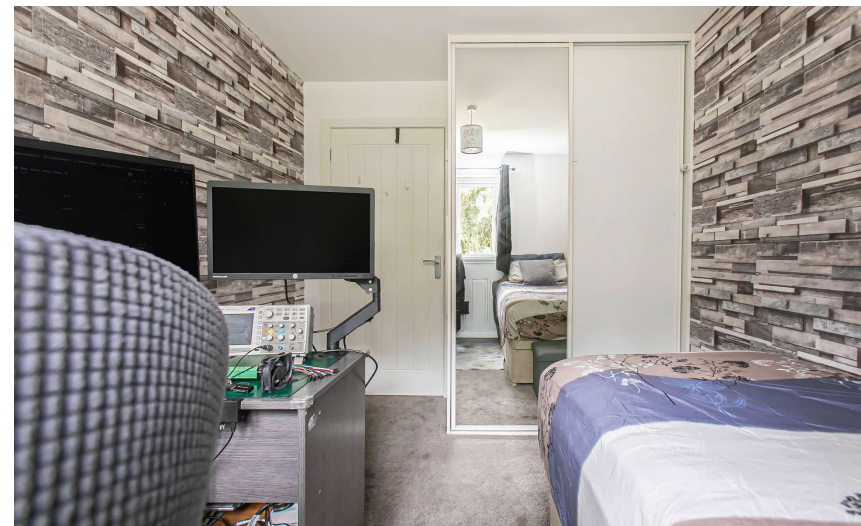


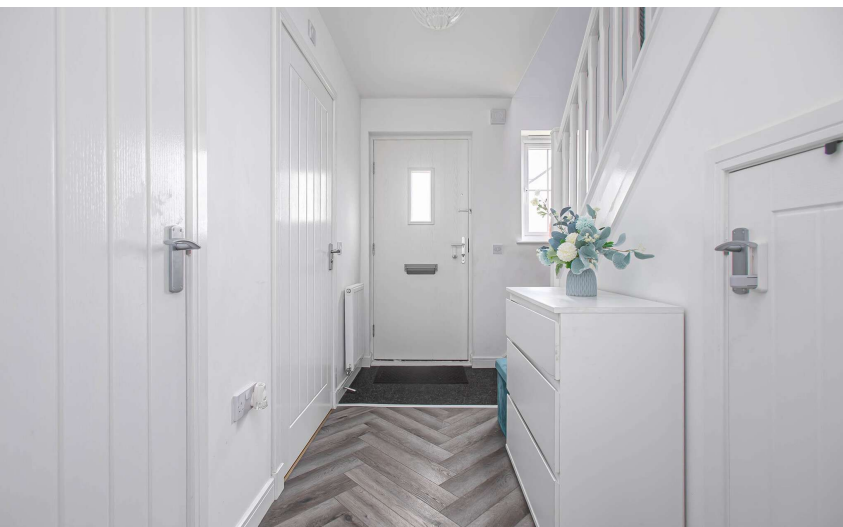
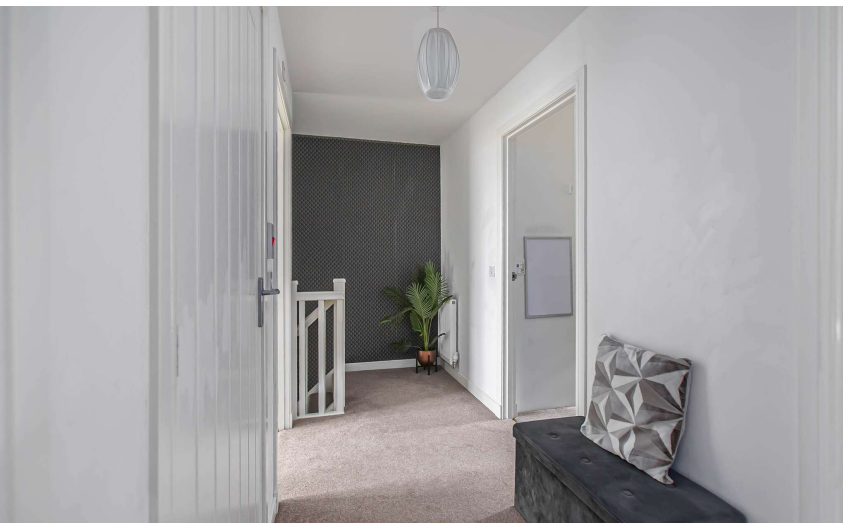
EXTRAS INC. IN SALE/AGENTS NOTE

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.







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Dunfermline

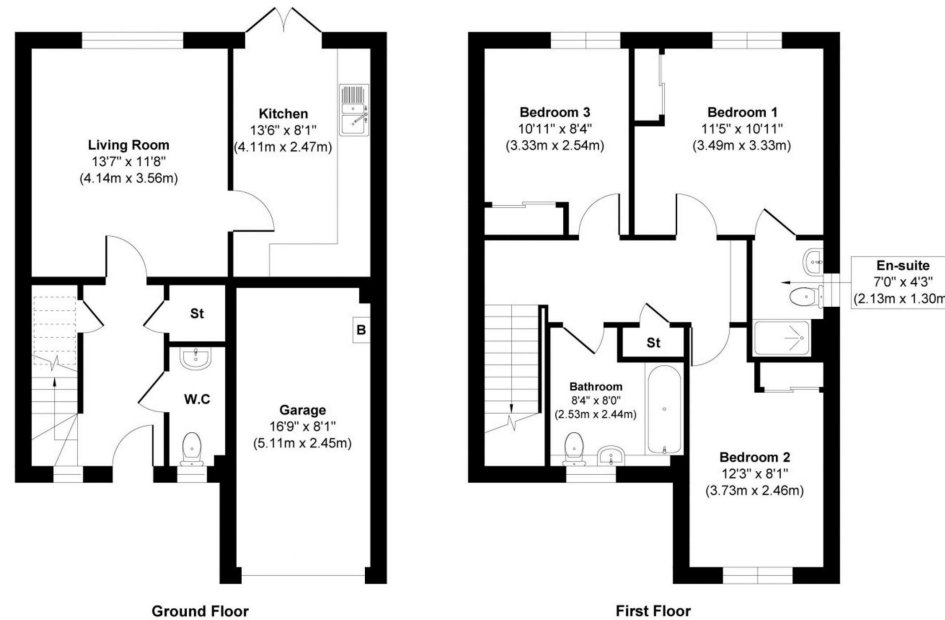
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace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



Acorn Street, Dunfermline, KY11 8QD



Approx. Gross Internal Floor Area 958 sq. ft / 89 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.