



Morgans

PROPERTY

14 Dunnock Road, Dunfermline, KY11 8ZH

Offers over £320,000



4



2



1



C



Substantial four-bedroom detached family home



Principal bedroom with private en suite and built-in wardrobe



Spectacular open-plan living and dining room



Three further well-proportioned bedrooms



Separate fitted kitchen with downstairs WC



Family bathroom



EPC Rating - C



Council Tax Band - F





Welcome

A well-proportioned and generously sized four-bedroom detached family home offering 1,330 square feet of versatile accommodation across two floors, set in a popular residential area of Dunfermline. The ground floor is exceptionally well laid out, centred around a truly impressive open-plan living and dining room extending to over 25 feet — a spectacular everyday living and entertaining space flooded with natural light. The separate fitted kitchen provides excellent worktop and storage space for day-to-day use, whilst a convenient downstairs WC and useful store cupboard complete the ground floor accommodation. An integral garage extending to almost 17 feet provides secure parking or outstanding additional storage. Upstairs, four well-proportioned bedrooms are served by a family bathroom. The principal bedroom extends to over 13 feet and benefits from a private en suite and built-in wardrobe, whilst bedroom two is a generous double extending to over 14 feet. Two further bedrooms complete the upper floor, providing excellent flexibility for growing families or those requiring a dedicated home office or guest room. Private driveway at the front leads to the integrated garage and there are well maintained private gardens fully enclosed to the rear benefitting from a southerly aspect.



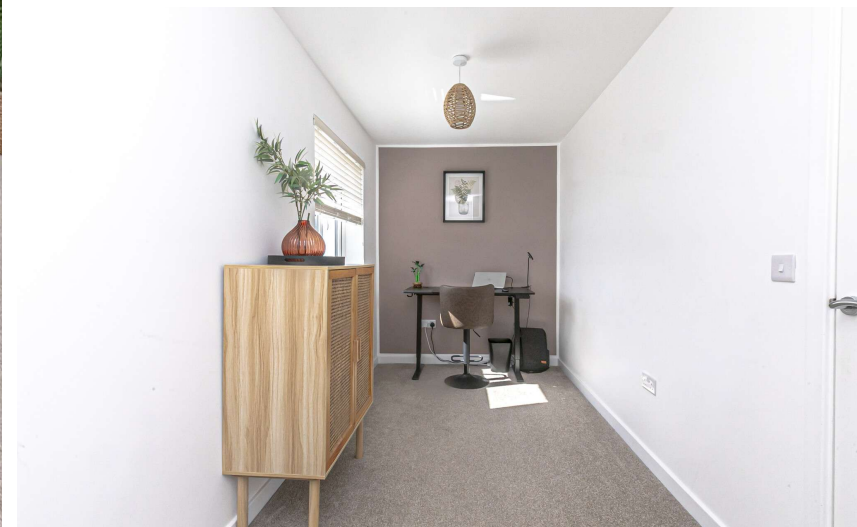
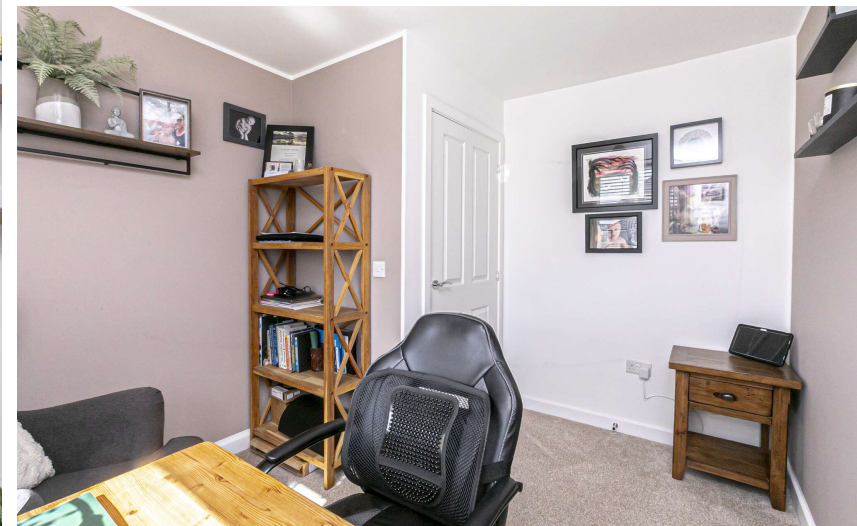


EXTRAS INC. IN SALE/AGENTS NOTE

All floorcoverings, blinds, bathroom and light fittings, dishwasher, washing machine and fridge/freezer together with wooden garden shed.

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.









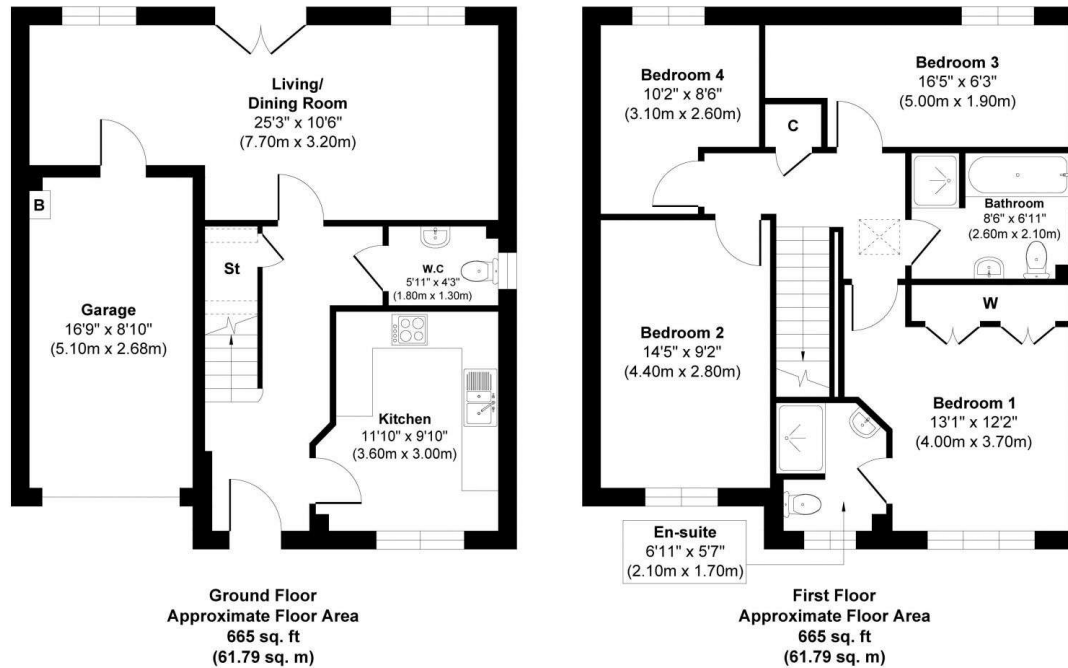
Dunfermline

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.

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Approx. Gross Internal Floor Area 1330 sq. ft / 123.58 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.