

**Morgans**

PROPERTY

7 Springwood, Dunfermline, KY11 8TT

Offers Over £440,000







Absolutely stunning executive detached home in one of Dunfermline's most sought after locations within exclusive cul-de-sac. This home is offered in move in condition, a credit to the present owners with landscaped gardens which are fully enclosed providing a child and pet safe environment. An excellent home for entertaining with feature bespoke fixed pergola and large patio area with additional side garden and shed. This property is not overlooked and is a private idyllic haven. The accommodation briefly comprises reception hall, downstairs w.c, lounge, dining room, garden room, stylish dining kitchen with separate utility room and rear vestibule. On the upper level there are four bedrooms all with fitted wardrobes and master en-suite facilities. A modern family bathroom completes the accommodation. Attic. A monobloc driveway gives access for several vehicles leading to double garage with electric doors and power and light within. The property is double glazed with gas central heating.





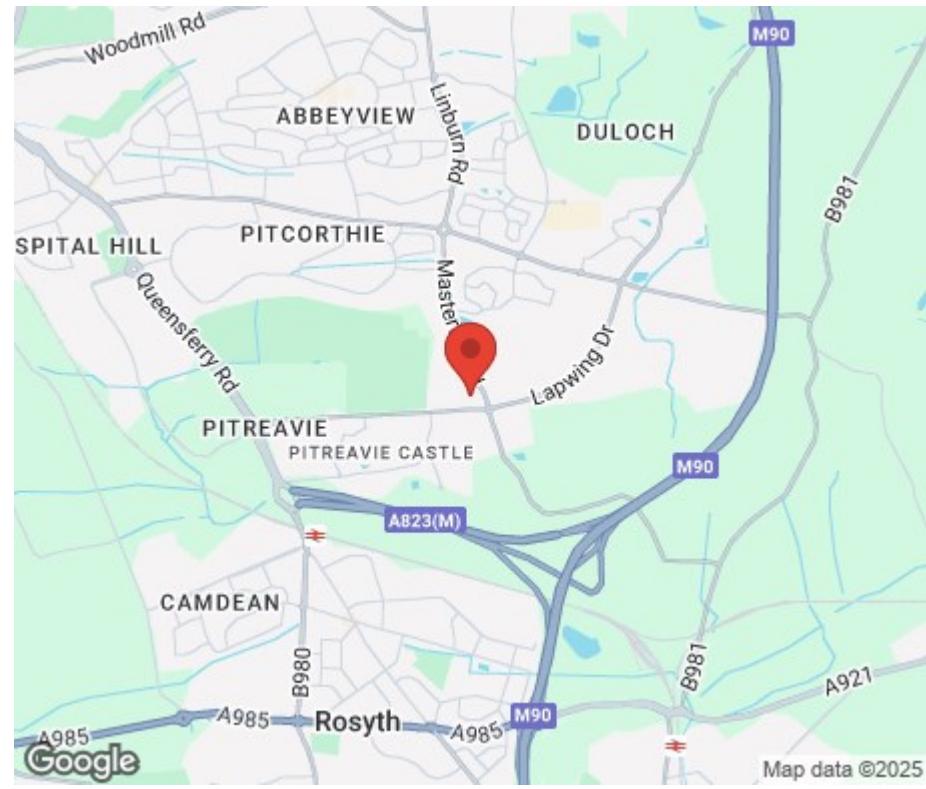
## LOCATION

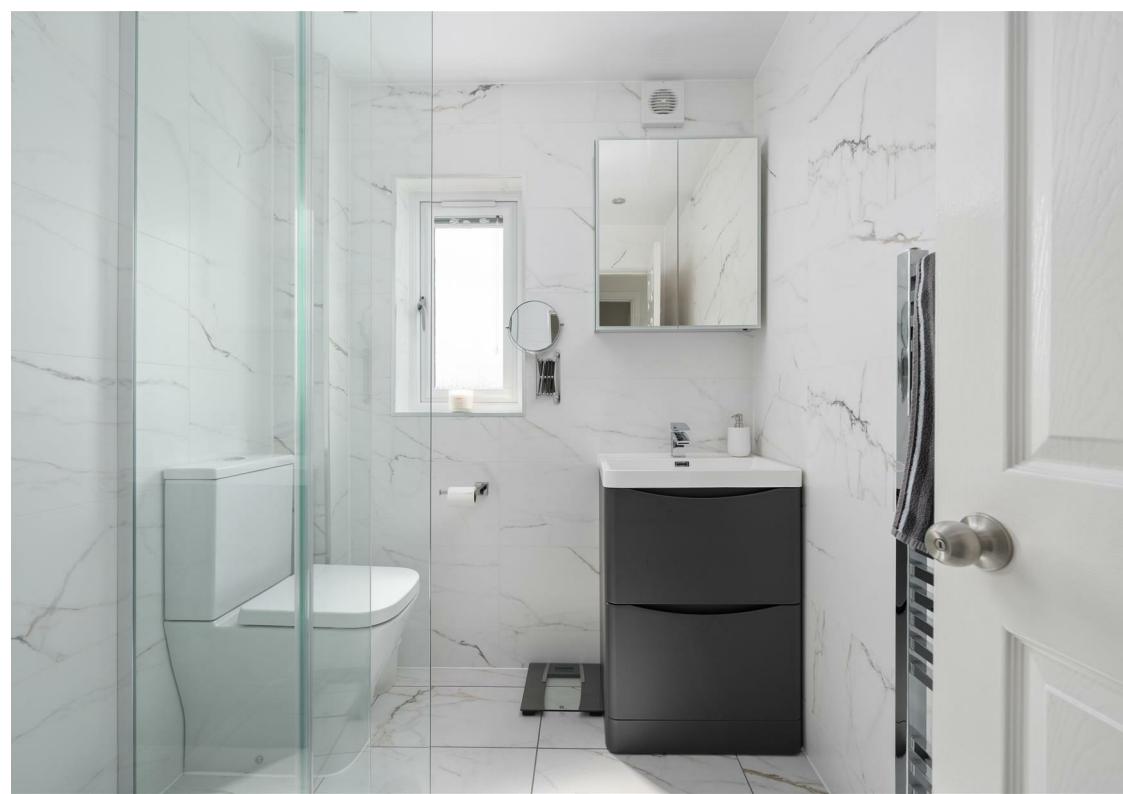
The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace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

## EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances and garden shed. Fixed outbuilding included.

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.







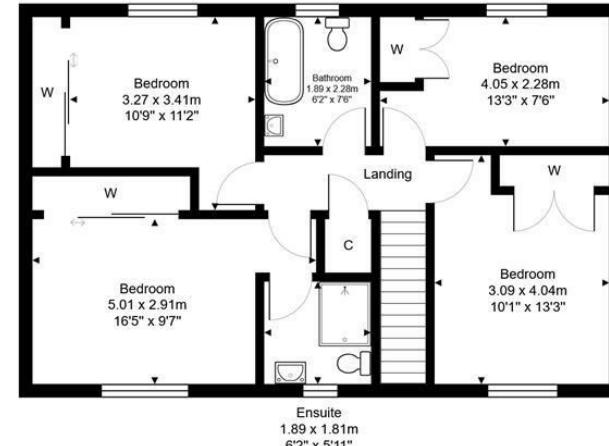
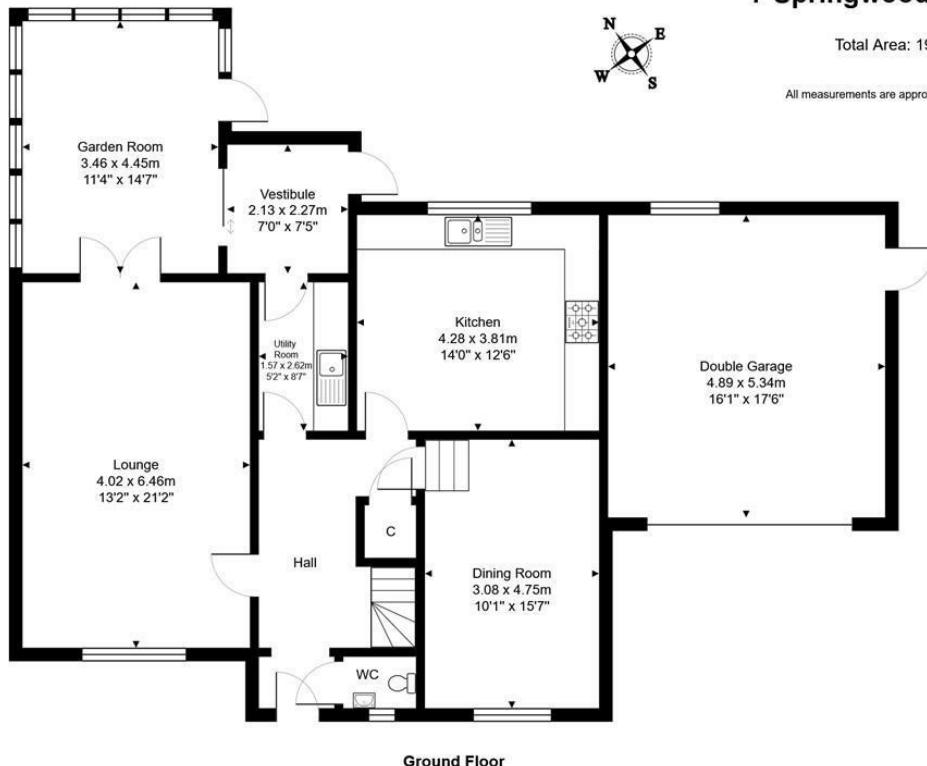


## 7 Springwood, Dunfermline

Total Area: 192.1 m<sup>2</sup> ... 2068 ft<sup>2</sup>

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SOLICITORS

All measurements are approximate and for display purposes only



**SOLICITORS | PROPERTY**

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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.