



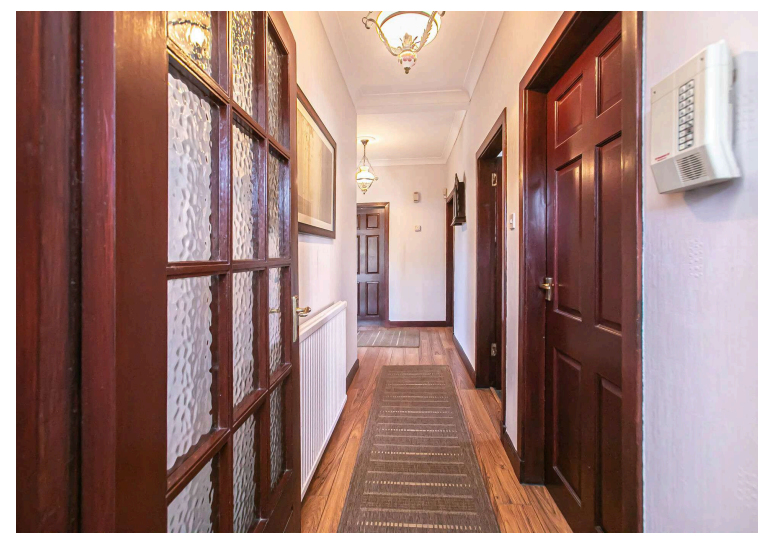
Morgans

PROPERTY

7 Linburn Road, Dunfermline, KY11 4LH

Offers Over £325,000





Exceptional detached bungalow



Three bedrooms — one with a fireplace



17ft living room with fireplace



Substantial 21ft double garage



Garden Room & WC



Cellar Double Garage and Driveway



EPC Rating -



Council Tax Band -



Welcome

A truly lovely and characterful three-bedroom detached bungalow offering generous single-level living throughout, enhanced by a remarkable array of additional features including a substantial double garage, a cellar, and a garden room. There is potential to convert this property to provide upper level living subject to planning. With feature fireplaces adding real warmth and character, 7 Linburn Road is a home of rare appeal. There are mature and well established gardens and grounds with patio areas, an idyllic and private setting. The main accommodation is wonderfully laid out, centered around a generous 17-foot living room with fireplace - a beautiful and inviting everyday space. A well-appointed 15-foot kitchen sits alongside a charming garden room, providing an excellent outlook to the garden and creating a lovely additional living area throughout the year. A separate WC adds further everyday practicality. Three well-proportioned bedrooms are served by a modern shower room. One of the bedrooms - a perfectly square 12-foot room - benefits from its own period fireplace, adding a wonderful characterful touch throughout the sleeping accommodation. Externally, the property is further enhanced by a substantial double garage (with car pit) extending to over 21 feet - ideal for double parking, a workshop, or significant storage - alongside a cellar with its own fireplace, offering additional useful space with real potential and ideal as a utility room.





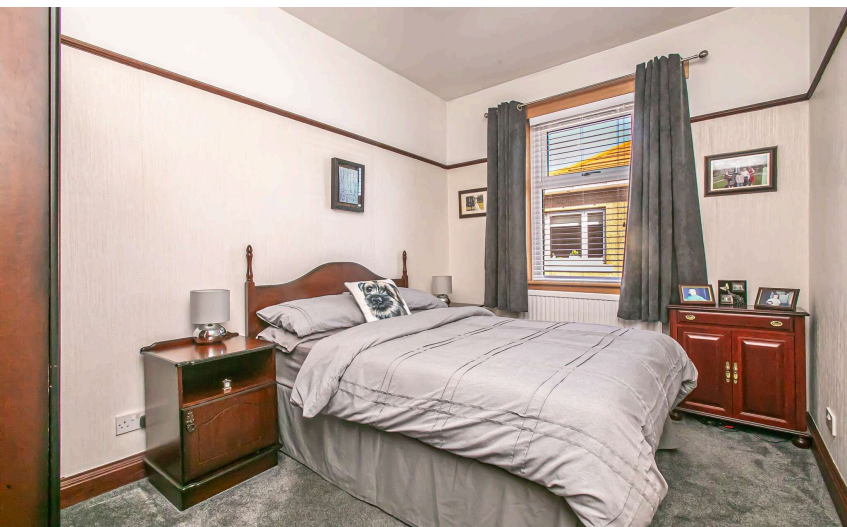
EXTRAS INC. IN SALE/AGENTS NOTE

All floorcoverings, blinds, bathroom and light fittings together with integrated appliances. Items of furniture by separate negotiation.

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

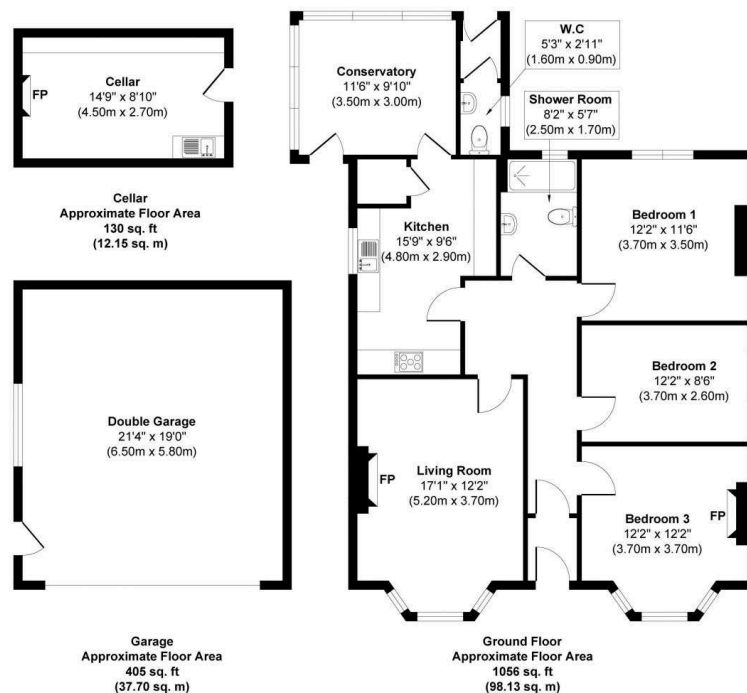
Once the ancient capital of Scotland and now a proudly crowned city - earning its official status in May 2022 during the Queen's Platinum Jubilee celebrations - Dunfermline is a place where history runs deep and ambition runs deeper. This is the city that gave the world Andrew Carnegie, where King Robert the Bruce rests beneath the arches of its magnificent Abbey, and where medieval streets now hum with modern energy. Steeped in heritage yet firmly forward-looking, Dunfermline blends the grandeur of Carnegie's Birthplace Museum, the Abbey and Abbot House with the contemporary vision of the Carnegie Museum and Library - a city that wears its past proudly while embracing its future. Dunfermline is ideally placed. Just five miles from the iconic Forth Bridges, it offers effortless access to Edinburgh via the M90, with swift onward links to Perth, Dundee, Stirling, Glasgow and beyond. Two railway stations deliver regular services into the capital and intercity connections across the UK, while comprehensive bus routes keep the wider region within easy reach. Day-to-day living is equally well served, with an excellent range of shops, leisure facilities, restaurants and highly regarded schools - everything you'd expect from a city that has been at the heart of Scottish life for over a thousand years.

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.



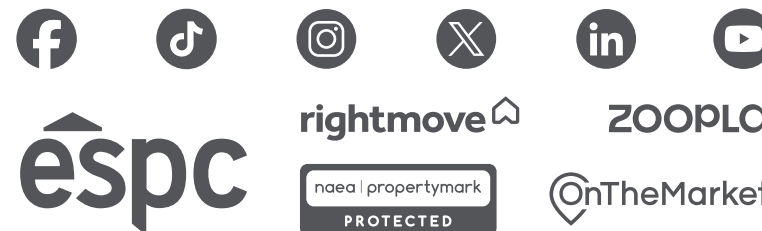
Linburn Road, Dunfermline, KY11 4LH



Approx. Gross Internal Floor Area 1591 sq. ft / 147.98 sq. m
Illustration for identification purposes only, measurements approximate, not to scale. Copyright



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.