



Morgans

PROPERTY

1 Constantine Place, Dunfermline, KY11 8NR

Offers Over £299,950



3



2



1



C



Well-proportioned family home



Ground-floor room ideal as playroom or bedroom four



Vast 25ft living/dining room



Principal bedroom with en suite



Fitted kitchen and utility room



Family bathroom



EPC Rating - C



Council Tax Band - E



Welcome

This well-proportioned four-bedroom home offers over 1,150 square feet of accommodation across two floors in Dunfermline. The ground floor is centred on a vast 25-foot living/dining room, complemented by a fitted kitchen and separate utility room. A versatile ground-floor room offers excellent flexibility as a playroom, home office, or fourth bedroom, with a downstairs WC completing this level. Upstairs, three further bedrooms are served by a family bathroom fitted with a bath, with the principal bedroom further benefiting from its own private en suite. Built-in wardrobes provide excellent storage throughout the upper floor. There are well maintained landscaped gardens to the front and back with private double driveway. Located in Dunfermline, the property is well placed for local schools, amenities, and transport links, making it an excellent choice for growing families.



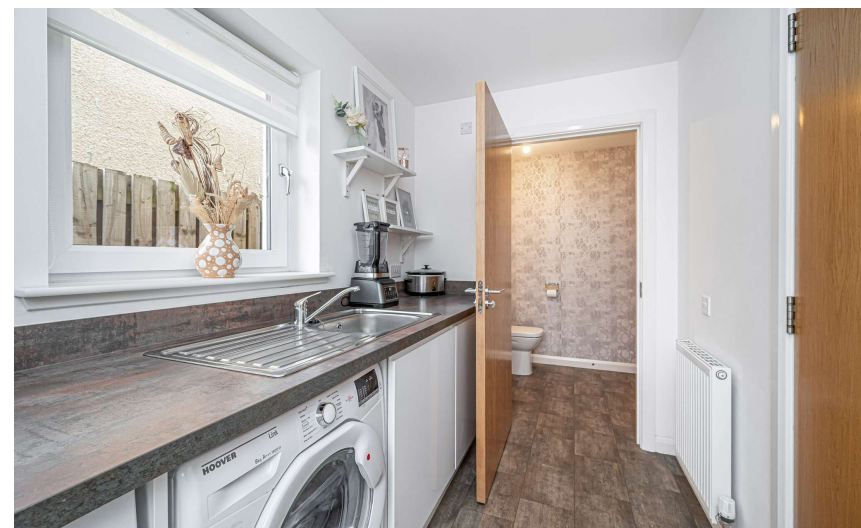


EXTRAS INC. IN SALE/AGENTS NOTE

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.







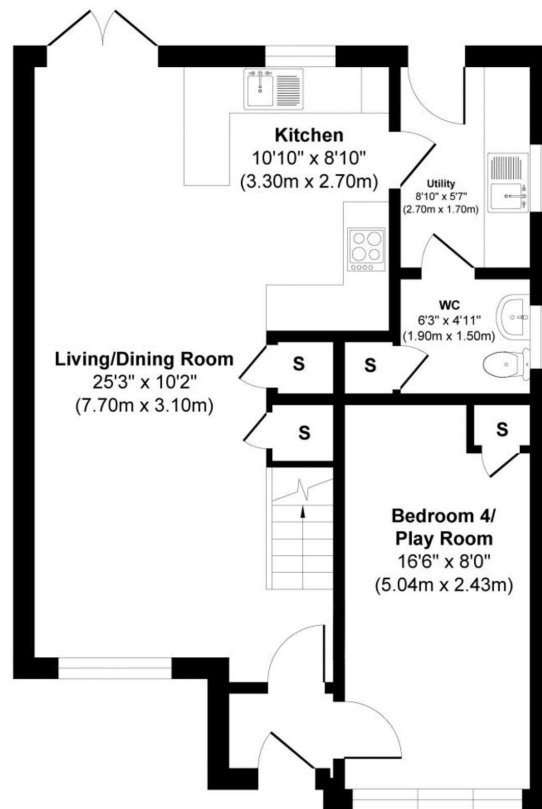


Dunfermline

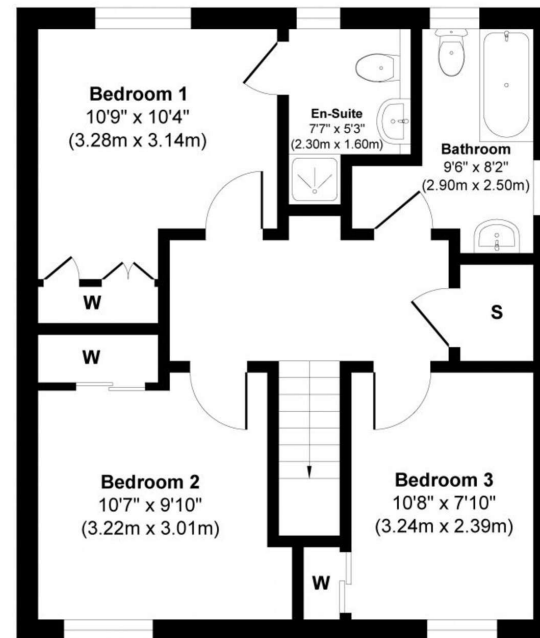
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace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



Ground Floor
Approximate Floor Area
611 sq. ft
(56.73 sq. m)



First Floor
Approximate Floor Area
542 sq. ft
(50.32 sq. m)

Approx. Gross Internal Floor Area 1153 sq. ft / 107.05 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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