



Morgans

PROPERTY

53 McBaith Way, Dunfermline, KY11 8YY

Offers Over £310,000





Spacious four-bedroom family home



Separate utility room and WC



Generous 15ft kitchen/dining room



Principal bedroom with en-suite



Bright 14ft lounge



Three further well-sized bedrooms



EPC Rating -



Council Tax Band -



Welcome

This spacious four-bedroom home offers close to 1,300 square feet of accommodation across two floors in Dunfermline, together with an integral garage. The ground floor centres on a generous 15-foot kitchen/dining room, ideal for family life and entertaining, alongside a bright 14-foot lounge. A separate utility room and downstairs WC add valuable everyday practicality. Upstairs, four well-proportioned bedrooms are served by a family bathroom, with the principal bedroom further benefiting from its own en-suite. A built-in cupboard on the landing provides useful additional storage. There is a double driveway to the front leading to the garage with private and well maintained gardens to the front and rear. Located in Dunfermline, the property is well placed for local schools, amenities, and transport links, making it an excellent choice for growing families.

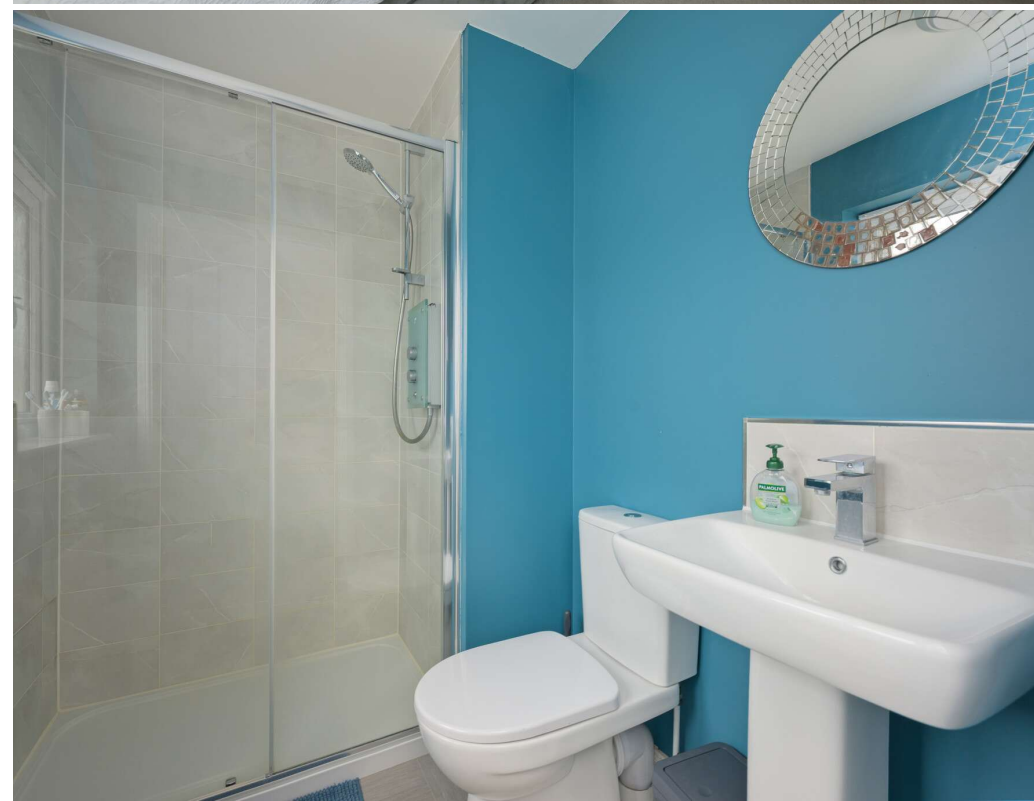




EXTRAS INC. IN SALE/AGENTS NOTE

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.

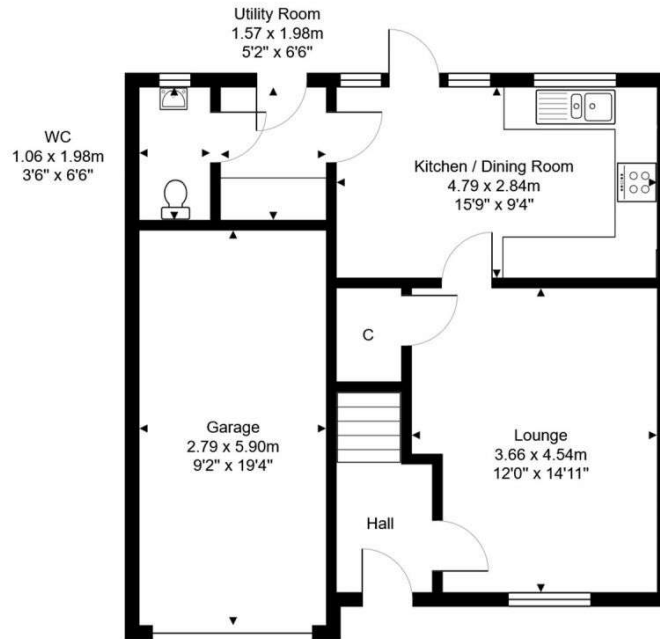
Morgans Property Package

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.

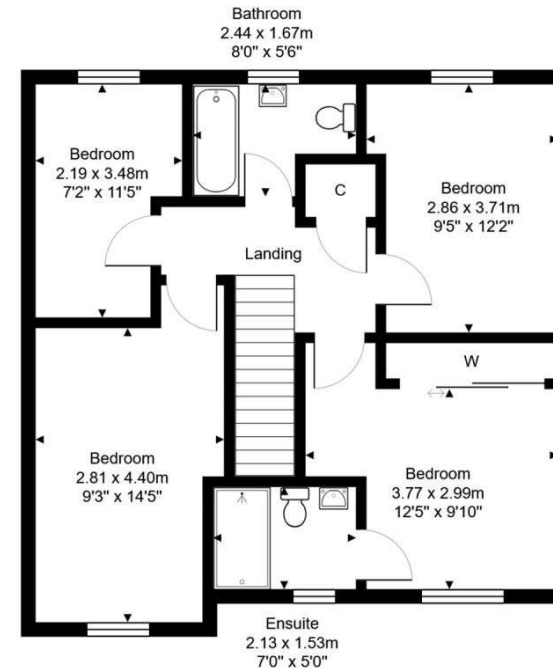
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Total Area: 119.9 m² ... 1290 ft²

All measurements are approximate and for display purposes only



Ground Floor



1st Floor

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33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



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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.