



Morgans

PROPERTY

33 Spowart Drive, Dunfermline, KY12 9FP

Offers Over £275,000



3



2



1



B



Well appointed family home



Principal bedroom with en-suite



Spacious 16ft living room



Two further generous bedrooms



Separate dining area



Modern family bathroom



EPC Rating - B

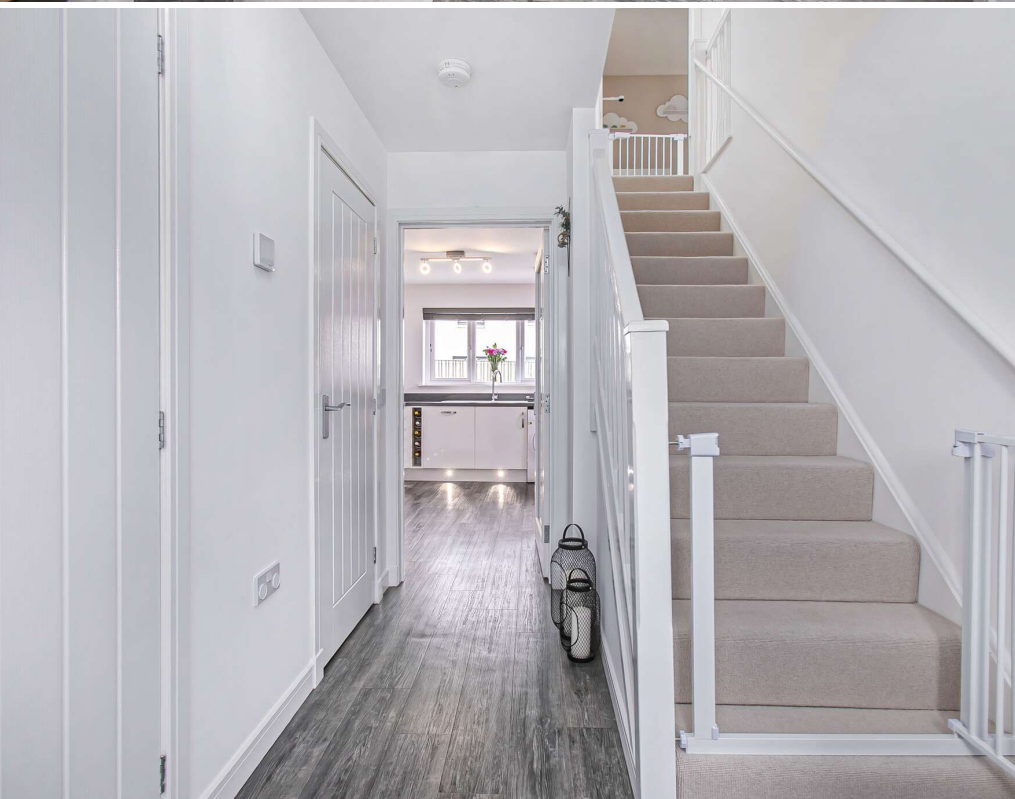


Council Tax Band - E



Welcome

Nicely appointed within this modern estate is a beautiful and well-proportioned three-bedroom home which offers over 1,000 square feet of accommodation across two floors in Dunfermline, ideal for growing families. The ground floor provides an excellent range of living spaces, comprising a spacious 16-foot living room and a separate dining area off the fitted kitchen. Useful storage cupboards and a downstairs WC add practicality to the layout. Upstairs, three well-proportioned bedrooms are served by a modern family bathroom, with the principal bedroom benefiting from its own en-suite shower room. Bedrooms two and three are both generous doubles, offering flexible space for family living, guests, or home working. There are well maintained and enclosed private gardens providing an idyllic haven and 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.



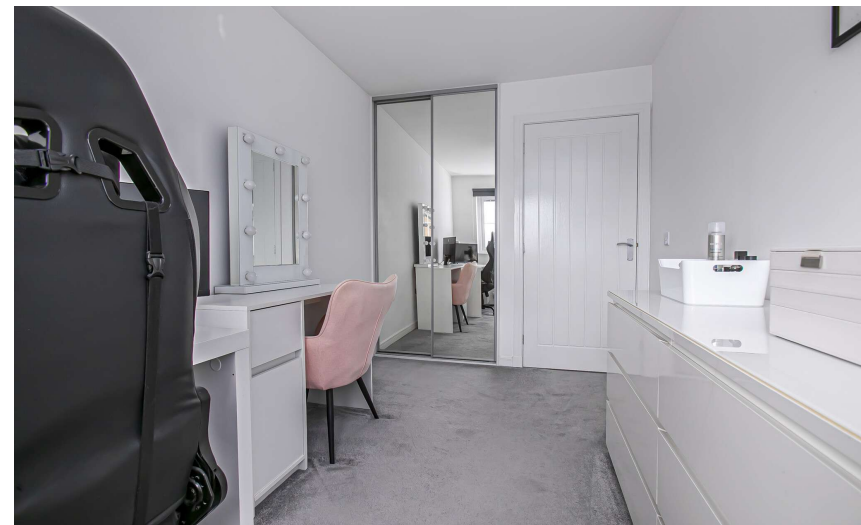


EXTRAS INC. IN SALE/AGENTS NOTE

All floorcoverings, blinds, bathroom and light fittings (excluding the Living room, dining room and master bedroom which will be replaced with standard pendants) together with integrated appliances and washing machine.

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.









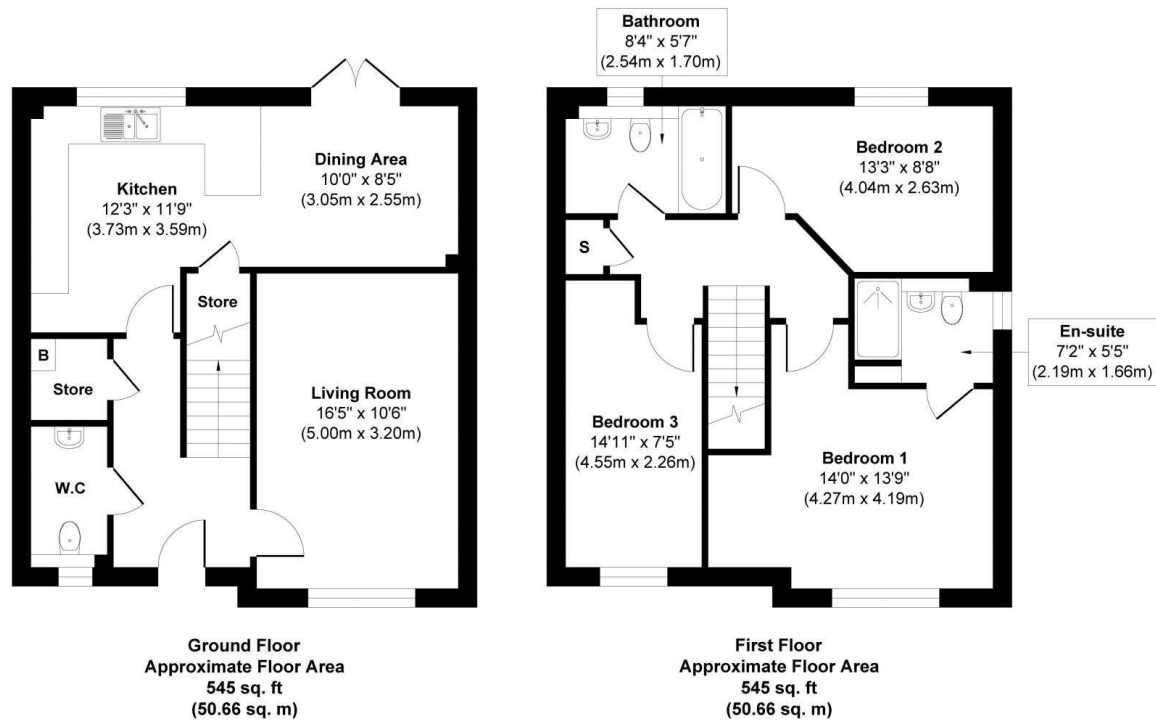
Dunfermline

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.

33 Spowart Drive, Dunfermline, KY12 9FP



Approx. Gross Internal Floor Area 1092 sq. ft / 101.32 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.