



Morgans

PROPERTY

51 Vorlich Way, Dunfermline, KY11 8JB

Offers Over £350,000



4



2



2



C



Stunning executive family home



Principal bedroom with en-suite



Three further double bedrooms



EPC Rating - C



Two Lounges or Fifth Bedroom



Dining Kitchen



Private Gardens with Woodland setting



Council Tax Band - F



Welcome

Nestled in a highly sought-after cul-de-sac setting, this beautifully presented four/five-bedroom family home, extending to approximately 1,518 square feet, backs directly onto woodland, offering a peaceful, private backdrop with lovely walks right on the doorstep.

The property has been extensively upgraded throughout by the current owners, including brand new flooring and blinds, a recently fitted oven and hob, an Ohme electric vehicle charge point, an external tap and a new boiler system - all beautifully complemented by a recent full redecoration.

The ground floor offers flexible living with two reception rooms, including a converted garage now used as a second living room or fifth bedroom, alongside a well-appointed kitchen/dining room.

Upstairs, four well-proportioned bedrooms are served by a family bathroom, with the principal bedroom benefiting from its own en-suite.

Outside, a private driveway provides parking for up to four cars.

Ideally placed for families, the home sits within comfortable walking distance of local shops, football pitches and the well-regarded Duloch Primary School catchment, with Dunfermline Learning Campus also close by on the other side of Duloch Park and Woods - making it a rare opportunity to purchase in one of Dunfermline's most desirable pockets.





Extras Inc. in Sale/Agents Note

All floorcoverings, blinds and light fittings (excluding the lampshades in the principal bedroom and bedroom 2), together with all integrated appliances. The bathroom cabinet in the en-suite, Ring security cameras and the Ohme electric vehicle charge point are available by separate negotiation.

(unchanged) 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

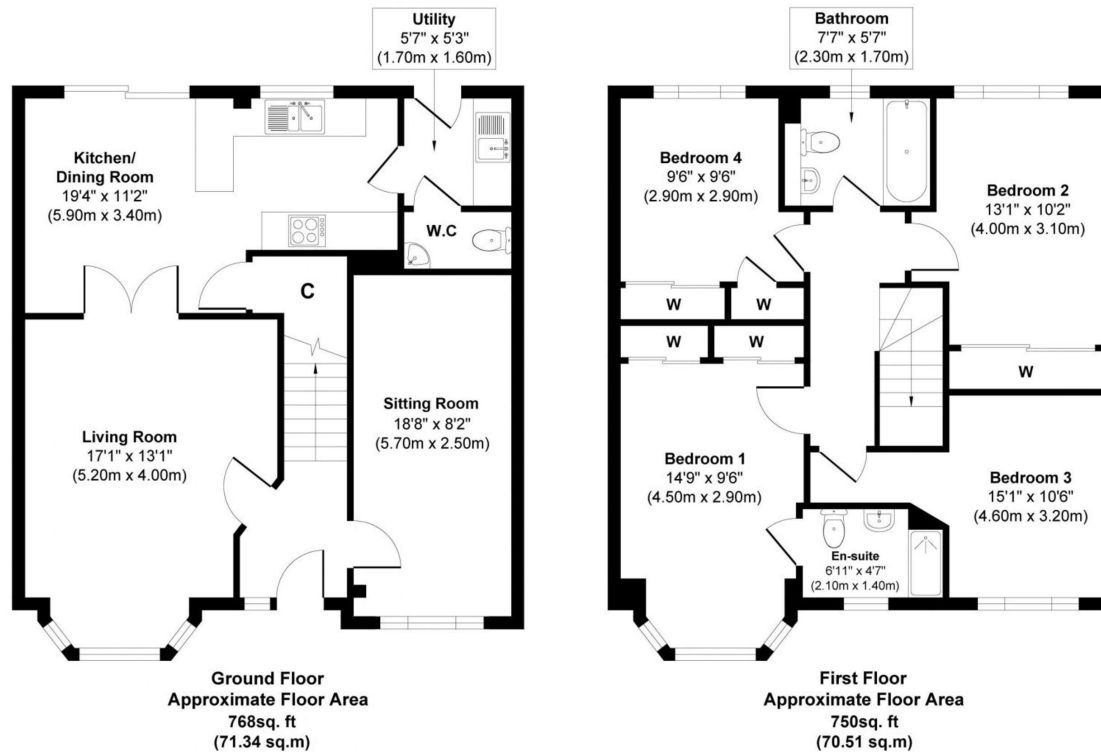
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace 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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Approx. Gross Internal Floor Area 1518 sq. ft / 141.0 sq.m

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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.