



Morgans

PROPERTY

23 Kinnis Court, Dunfermline, KY11 4XJ

Offers Over £165,000





Well-proportioned three-bedroom home



Spacious 15ft lounge



Separate kitchen and dining room



EPC Rating -



Three good-sized bedrooms



Principal bedroom over 12ft



Family bathroom



Council Tax Band -



Welcome

This excellent and well-proportioned three-bedroom home offers approximately 1,007 square feet of accommodation across two floors, ideal for growing families or those seeking additional space in one of Dunfermline's sought after residential estates. The ground floor comprises a spacious 15-foot lounge, together with a separate kitchen and dining room, providing flexible living space for everyday family life and entertaining. Useful under-stair storage and a store cupboard add further practicality. Upstairs, three well-proportioned bedrooms are served by a family bathroom with a bath, with built-in wardrobes and a cupboard on the landing providing excellent additional storage. There are easy to maintain private gardens to the front and rear with ample residents and visitors parking adjacent. The property is well placed for local schools, amenities, and transport links, making it an excellent choice for growing families.

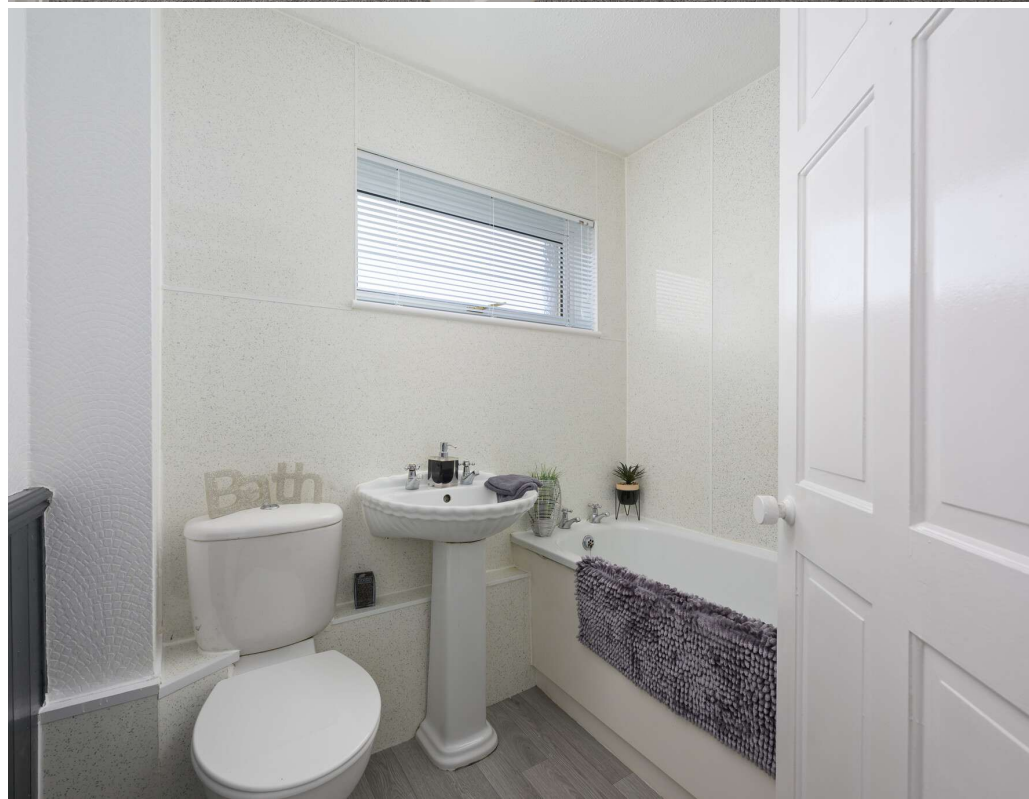




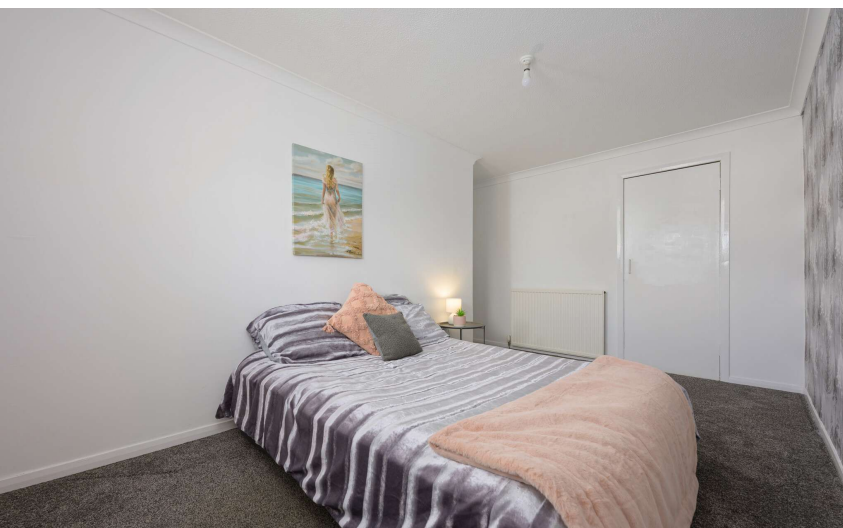
EXTRAS INC. IN SALE/AGENTS NOTE

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.

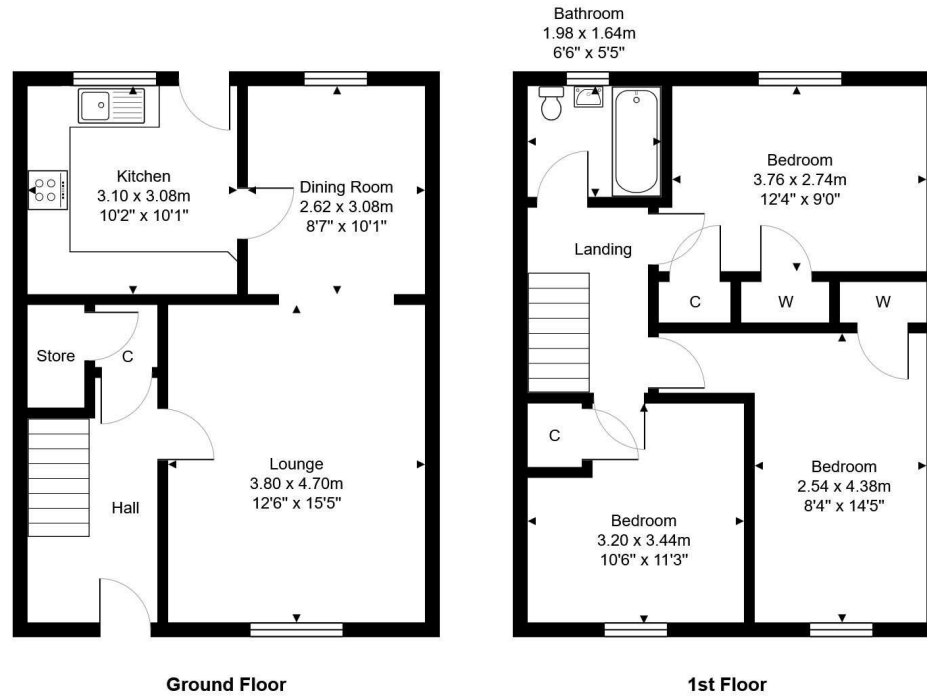




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Total Area: 93.5 m² ... 1007 ft²

All measurements are approximate and for display purposes only



SOLICITORS | PROPERTY
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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.