

Morgans PROPERTY

30 Serf Avenue, Dunfermline, KY11 8YZ

Offers Over £230,000

3 2 1







- Stylish three bedroom semi detached villa
- Main bedroom with en-suite shower room
- Family bathroom
- EPC Rating -
- Ground floor WC
- Lounge
- Dining Kitchen
- Council Tax Band -











Welcome

Stylish three-bedroom semi detached villa offering excellent accommodation across two floors in one of Dunfermline's sought after locations in the eastern expansion. Complete with an en-suite to the main bedroom and landscaped private gardens to the rear, ideal for first-time buyers, couples and growing families. The ground floor is anchored by a lounge with a window to the front, opening directly off the entrance hall. A ground floor WC adds everyday convenience, while a storage cupboard provides useful practicality. At the rear, the kitchen/dining room connects directly to the lounge. It has a hob and a sink beneath the rear window, with double doors opening from the dining area to the enclosed gardens. Upstairs, the main bedroom has a window to the front and its own en-suite shower room. Bedrooms two and three both overlook the rear and are served by the family bathroom. Located in Dunfermline, the property is well placed for commuters, with easy access to the M90 and regular rail services to Edinburgh, making it a practical choice for first-time buyers and families.



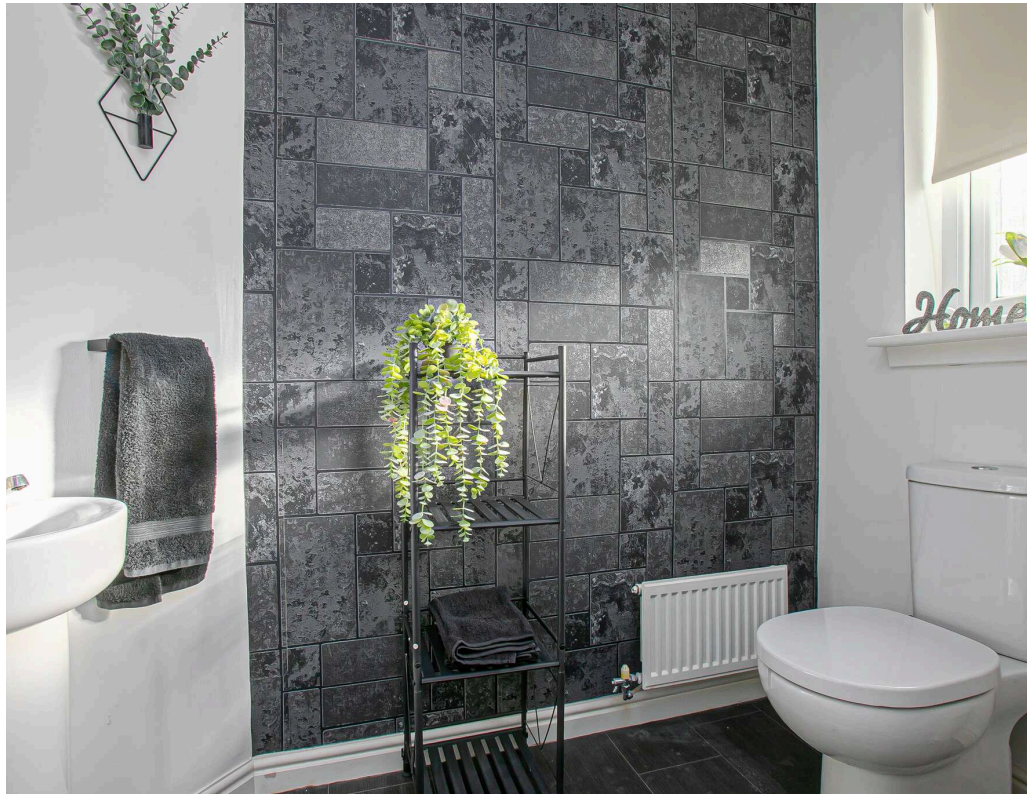


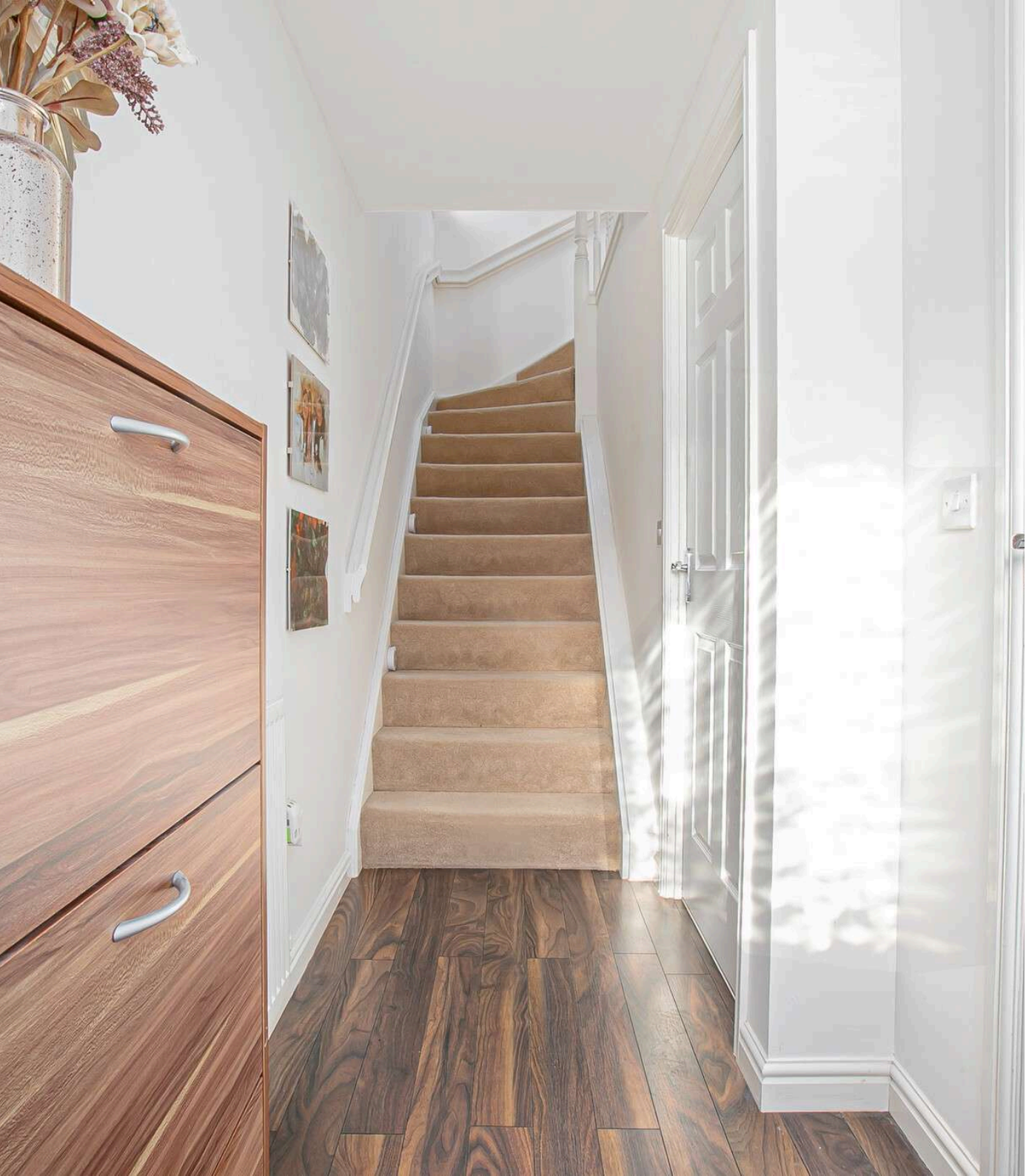


Extras Inc. in Sale / Agents Note

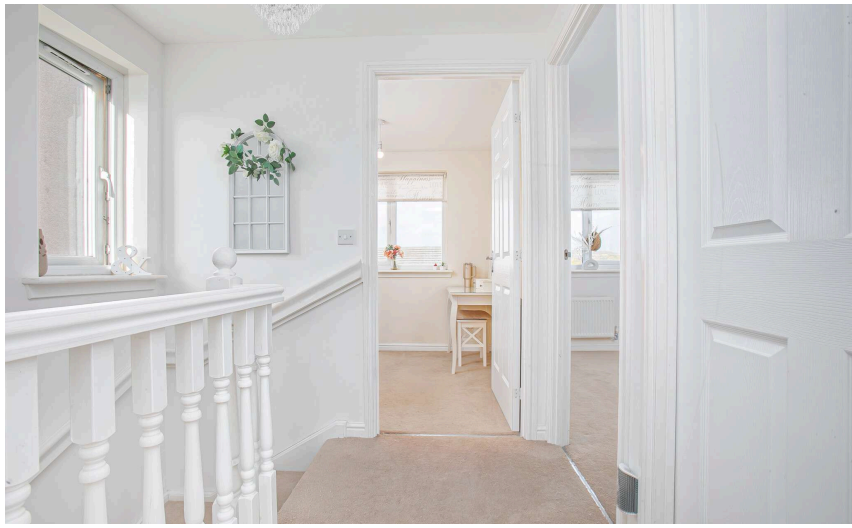
All floorcoverings, blinds, bathroom and light fittings together with integrated appliances.

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.











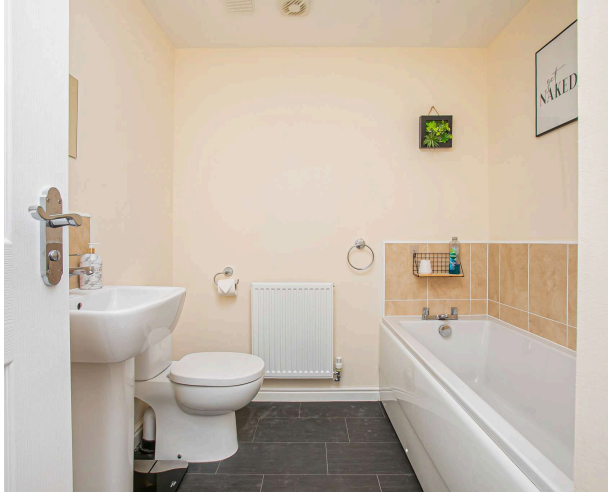







Home
Happiness
LOVE
Home
memories







Dunfermline

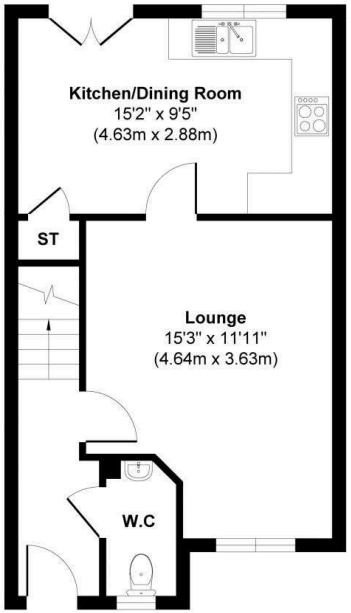
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace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



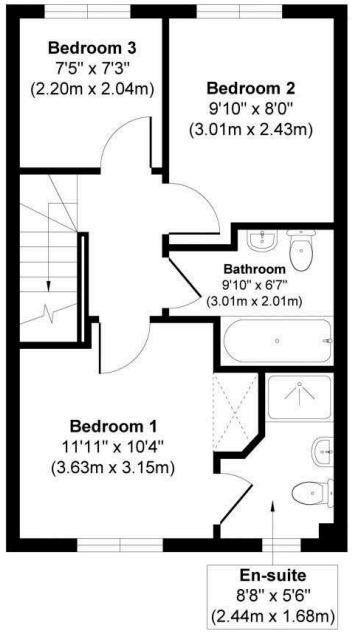
Morgans Property Package

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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Ground Floor
Approximate Floor Area
403 sq. ft
(37.44 sq. m)



First Floor
Approximate Floor Area
381 sq. ft
(35.47 sq. m)

Approx. Gross Internal Floor Area 784 sq. ft / 72.91 sq. m
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