



**Morgans**

**PROPERTY**

47 Coldingham Place  
Dunfermline, KY12 7XL

**Offers Over £419,000**



## DESCRIPTION

We are delighted to bring to the market the opportunity to purchase this stunning executive family home situated in the prestigious Garvock estate, occupying an enviable plot. The property offers substantial and flexible accommodation and briefly comprises: Entrance hallway, shower room, dining kitchen, utility room, dining room, lounge with balcony. Stairs down lead to further family room, conservatory and entrance to the double garage. Stairs up lead to the four bedrooms (master en-suite) and family bathroom. The property has a double driveway and landscaped garden to the rear. Gas central heating and Double glazing. Viewing is essential to appreciate the accommodation on offer.

- Entrance Hallway
- Lounge & Dining Room
- Dining Kitchen
- Utility
- Family Room
- Conservatory
- Four Bedrooms
- Master Ensuite
- Family Bathroom
- Shower Room
- Double Driveway
- Garage
- Gardens
- GCH / DG
- EPC RATING C





## LOCATION

The Royal Burgh of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegies 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. Dunfermline is located approximately five miles from the Forth Road Bridge 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 ways of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern City. The local railway station provides a regular service to Edinburgh with inter city links to other parts of the UK. There are regular and convenient bus services both local and national.

## MEASUREMENTS

LOUNGE 27'7 x 16'5  
DINING ROOM 18'4 x 11'2  
DINING KITCHEN 25'7 x 11'6  
UTILITY ROOM 11'2 x 6'7  
SHOWER ROOM 6'11 x 5'11  
MASTER BEDROOM 15'5 x 11'6  
ENSUITE 11'2 x 6'11  
BATHROOM 9'6 x 5'7  
BEDROOM 2 12'10 x 12'2  
BEDROOM 3 12'2 x 11'2  
BEDROOM 4 15'1 x 8'6  
FAMILY ROOM 16'5 x 11'6  
CONSERVATORY 11'10 x 9'10  
GARAGE 20'8 x 16'1

## EXTRAS INC IN SALE

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

## VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

## TRAVEL DIRECTIONS

Using Google Maps, enter the property postcode KY12 7XL and follow the directions. Number 47 will be indicated by our For Sale Board.

## MORGANS PROPERTY PACKAGE

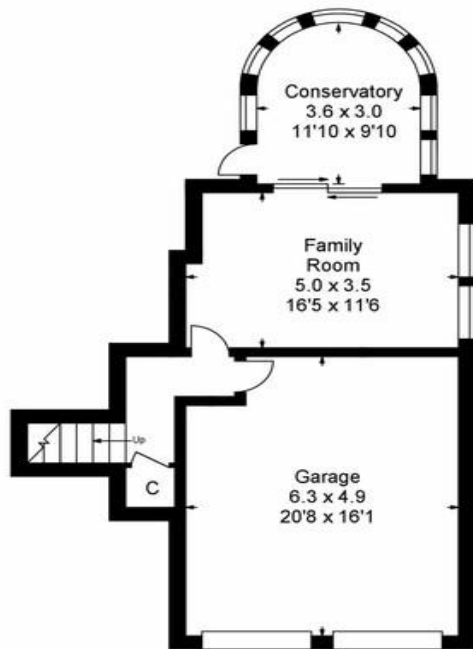
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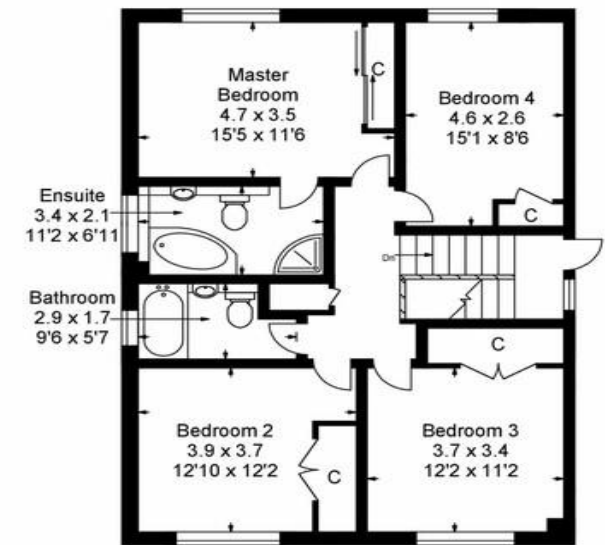




Ground Floor



First Floor



Second Floor



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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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.

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SOLICITORS | PROPERTY

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