



Morgans

PROPERTY

55 Woodmill Road, Dunfermline, KY11 4AD

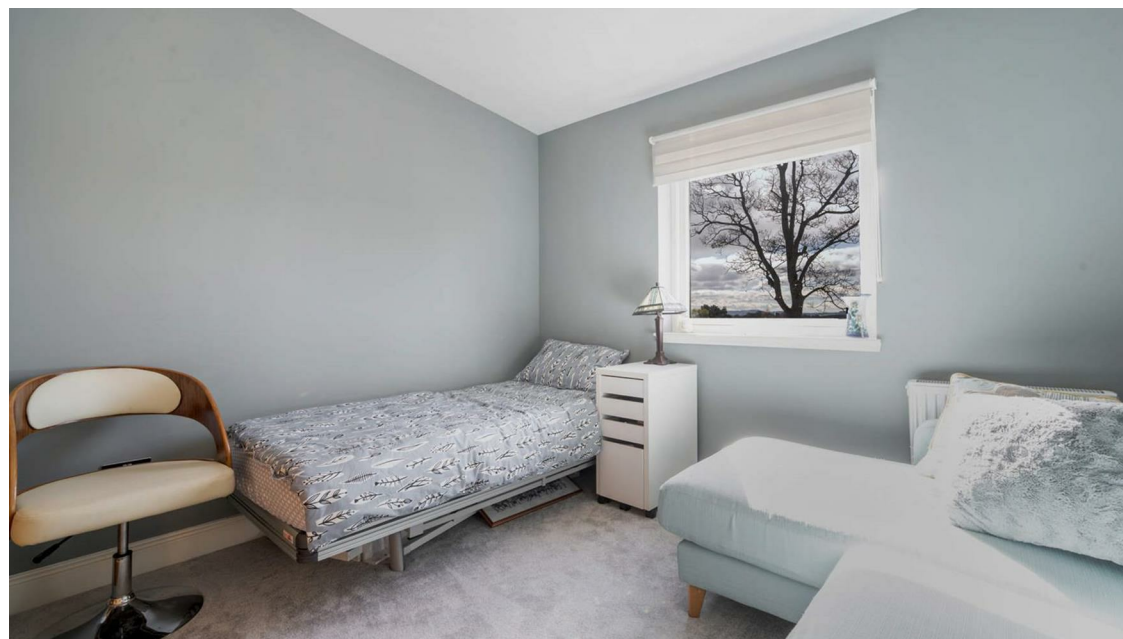
Fixed Price £285,000







Architecturally designed family villa enjoying a superb location within five minutes walk to Dunfermline train station, local Commercial/St Margaret primary schools and public park. This well proportioned bespoke home boasts approximately 150 SQM of space and has been built to a high-specification of fixtures and fittings throughout. The accommodation briefly comprises reception hall, generous walk in cupboard, downstairs WC, bright and spacious open plan lounge/dining/sun room with window shutters, stylish fitted kitchen with appliances (Quooker instant hot water tap and fitted microwave) and separate utility room. On the upper level there are three double bedrooms with master en-suite and family bathroom with overhead shower. The property is double glazed with gas central heating. There are well maintained gardens, easy to maintain and enclosed to the rear providing a child and pet safe environment. Feature decking ideal for entertaining. There is ample off street parking to side and rear.





LOCATION

The ancient capital of Dunfermline won its bid to have official city status 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.

EXTRAS INC. IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances and two custom built storage sheds.

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. The owner will not warrant the working order of the fixtures and fittings or appliances which are included in the sale price or white goods.







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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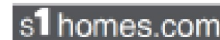


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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have 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.