



Morgans

PROPERTY

53 Petrel Way, Dunfermline, KY11 8GY

Offers Over £385,000







Welcome

DESCRIPTION

Exceptional executive detached villa in one of Dunfermline's most well established estates in the Eastern Expansion with schooling and 24hr Tesco store and retail park a short walk from this family home. The property is offered in lovely move in condition and is stylish throughout with modern fixtures and fittings. The gardens are enclosed providing a child and pet safe environment with patio and raised decking making this an excellent home for entertaining and an idyllic haven. The double driveway leads to double garage with power and light within. The accommodation itself briefly comprises entrance hall, w.c facilities, lounge, dining room, dining kitchen and separate utility room. On the upper level there are four double bedrooms with master and guest en-suite, a fifth smaller bedroom/office and a family bathroom which completes this home. The property is double glazed with gas central heating.



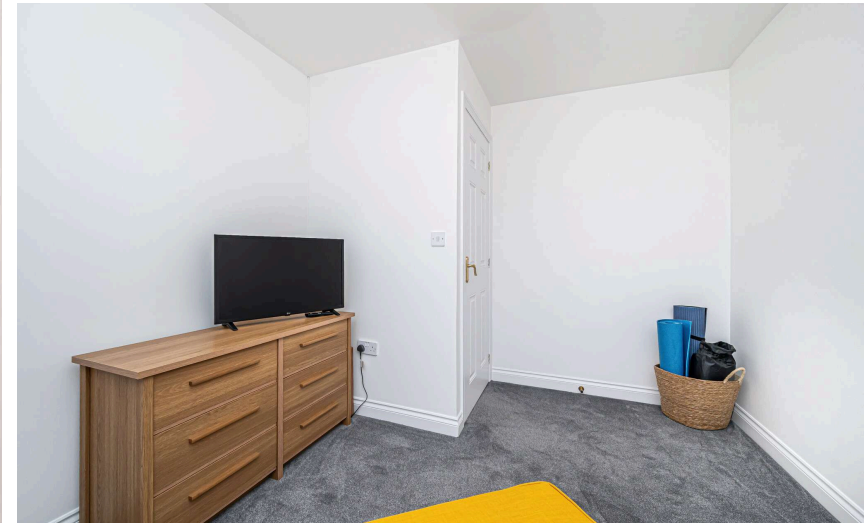


EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, 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.







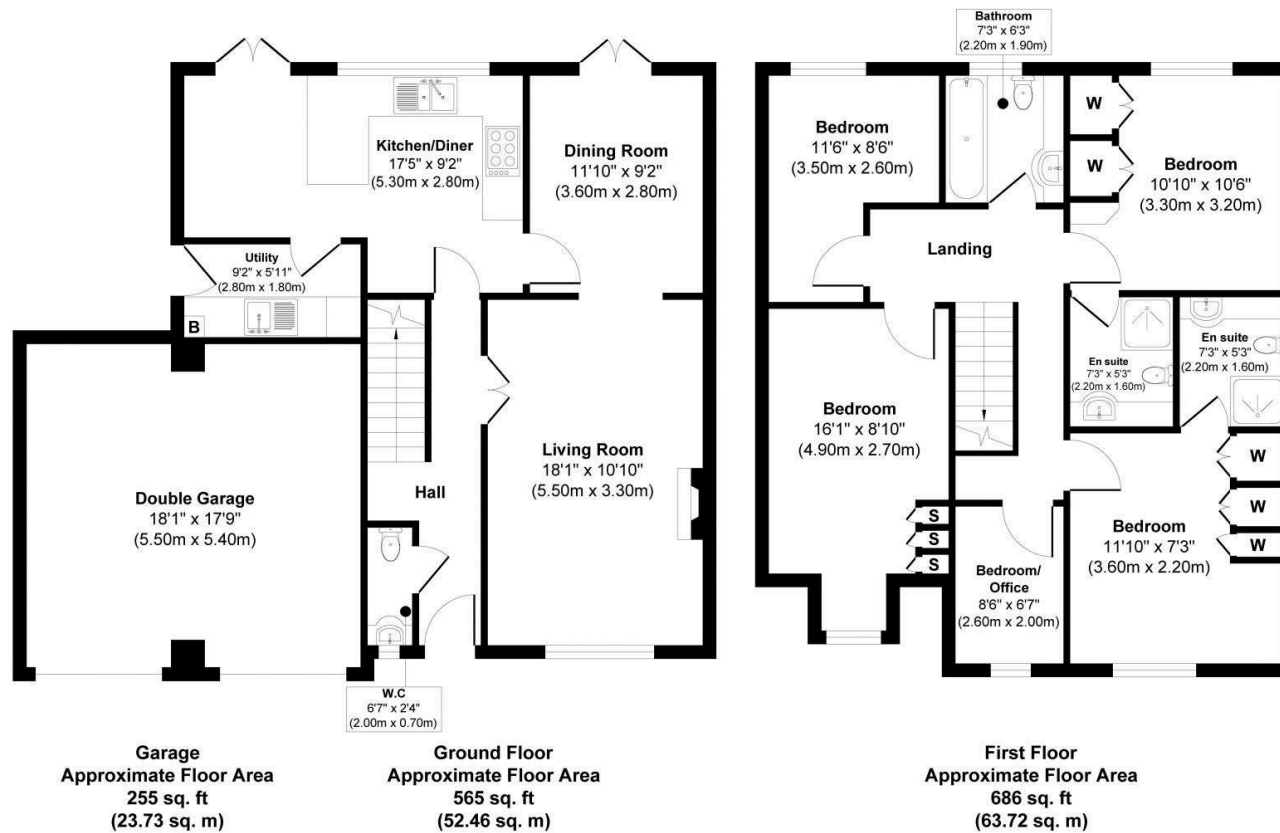


Dunfermline

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

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.

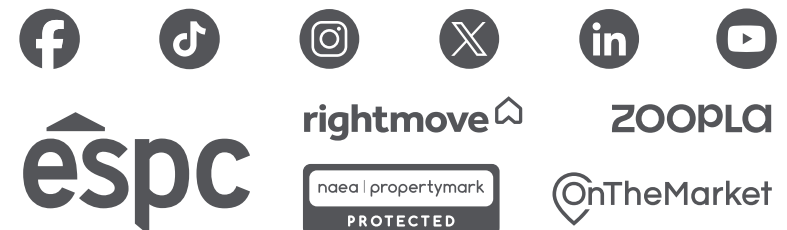


Approx. Gross Internal Floor Area 1506 sq. ft / 139.91 sq. m (Including Garage)

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



SOLICITORS | PROPERTY
 33 East Port, Dunfermline, Fife, KY12 7JE
 Tel: 01383 620222 Fax: 01383 621213
www.morganlaw.co.uk



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