



Morgans

PROPERTY

37-39 Brucefield Avenue, Dunfermline, KY11 4TD

Offers Over £255,000



3



1



2





Entrance Hallway Wc



Three Bedrooms



Lounge



Bathroom



Dining Room



Garden



Kitchen



Smoke Alarm



Welcome

This spacious and well-presented home offers flexible accommodation arranged over two levels, making it well suited to modern family living. The ground floor features a welcoming entrance hall leading to a bright and comfortable lounge, a generous dining room ideal for entertaining, and a well-proportioned kitchen with space for everyday dining and patio doors leading to the well maintained landscaped gardens with southerly aspect. A ground floor bedroom provides excellent versatility and could also be used as a home office or guest room. A convenient WC and useful storage cupboards complete the ground floor. Upstairs, the property offers two well-sized bedrooms along with a modern four piece family bathroom accessed from the landing, as well as additional storage space. The property is double glazed with gas central heating. Situated in a desirable area of Dunfermline, the property is ideally placed for local amenities, schooling, and transport links, making it a fantastic opportunity for a range of buyers



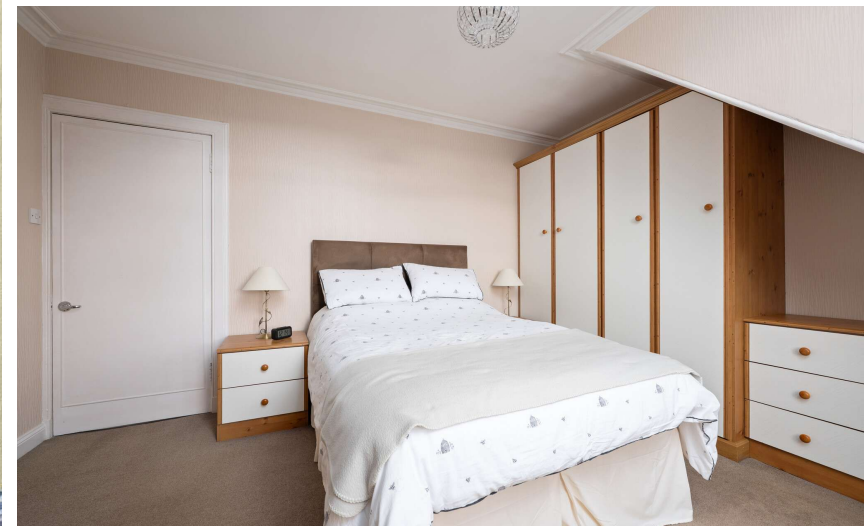


EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, bathroom and light fittings together with integrated appliances are included in the sale. Furniture available by separate negotiation.

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

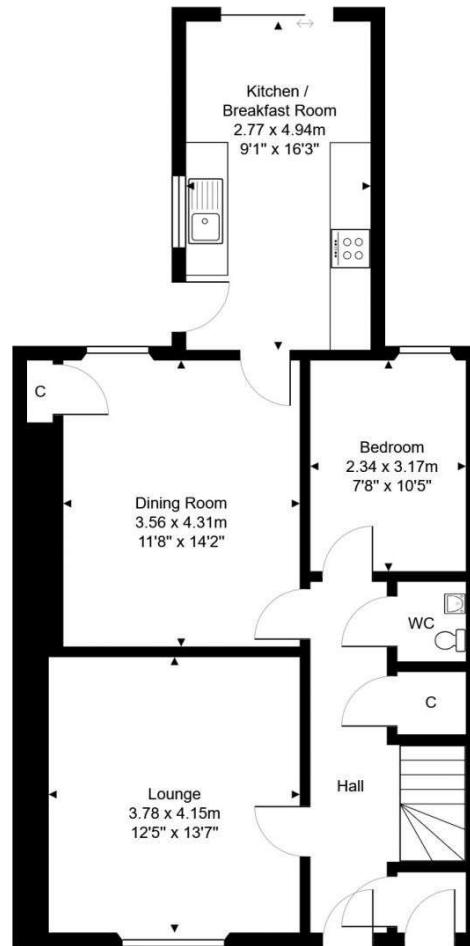
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



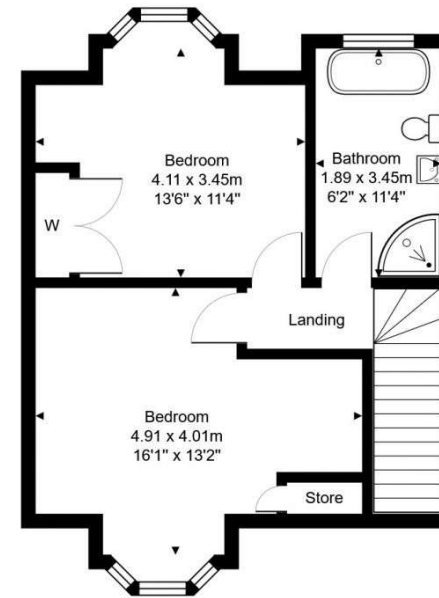
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Total Area: 114.5 m² ... 1232 ft²

All measurements are approximate and for display purposes only



Ground Floor



1st Floor

Morgans

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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.