



Morgans

PROPERTY

30 Middlebank Rise, Dunfermline, KY11 8LH

Offers over £280,000







# Welcome

## DESCRIPTION

Modern and stylish detached family home offered in excellent move in condition, has been upgraded over the years and is a credit to the present owners. This is a superb purchase in a sought after location, local amenities and schooling. The subjects briefly comprises entrance hallway, wc facilities, lounge, dining kitchen with french doors to the rear garden. On the upper level there are three bedrooms with master en-suite and family bathroom. There are fully enclosed landscaped gardens to the rear with patio area, ideal for al fresco entertaining. The property is double glazed with gas central heating and further benefits from private driveway leading to integrated garage.



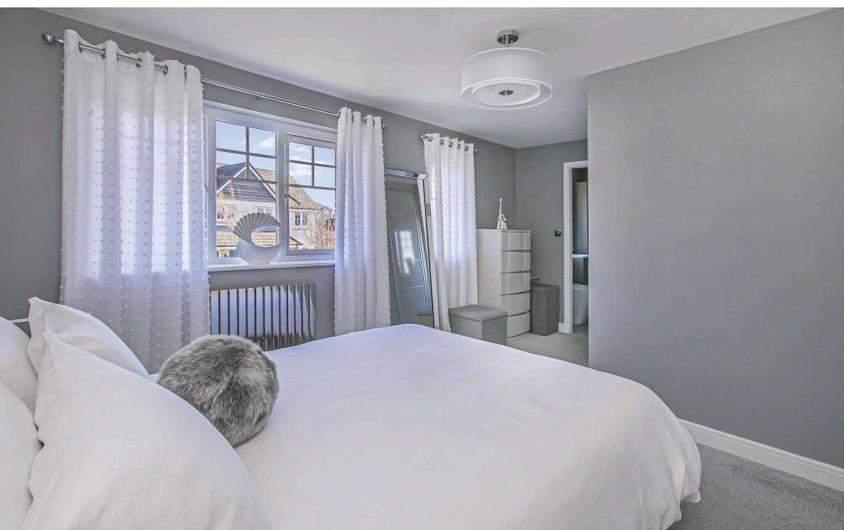


### **EXTRAS INC IN SALE / AGENTS NOTE**

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.









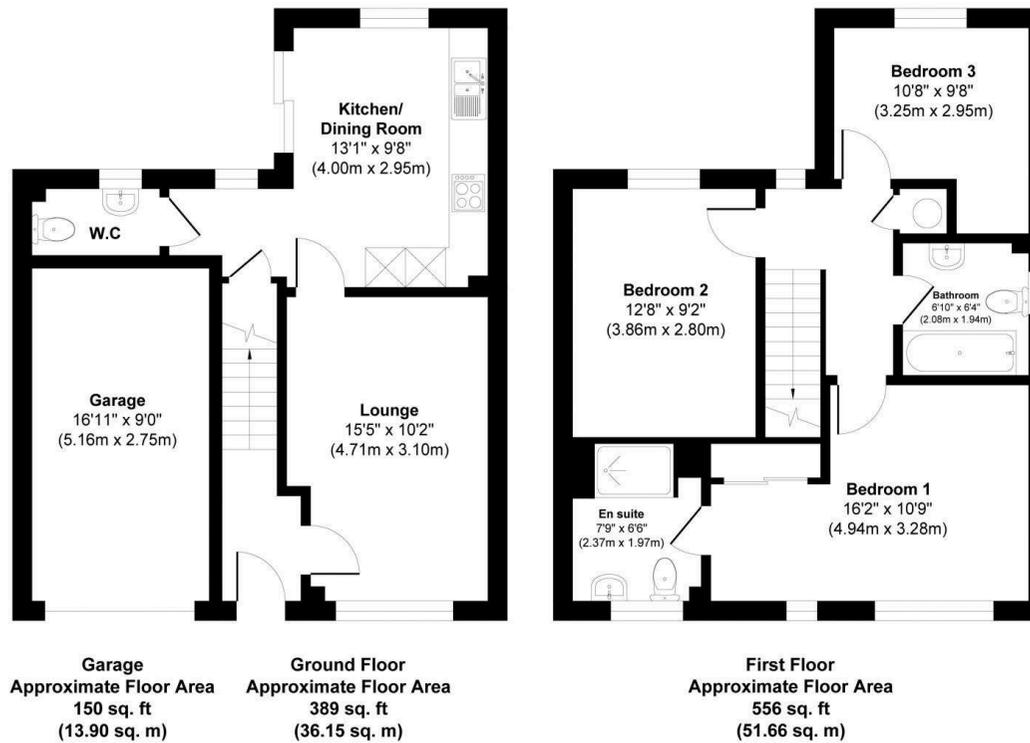
## Dunfermline

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.

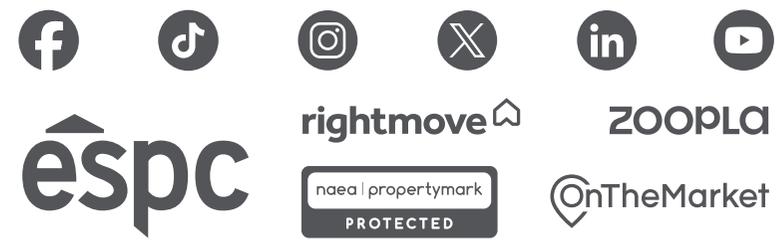
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Approx. Gross Internal Floor Area 1095 sq. ft / 101.71 sq. m  
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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to 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.