



Morgans

PROPERTY

21 Stewart Crescent, Dunfermline, KY11 8NP

Offers Over £285,000



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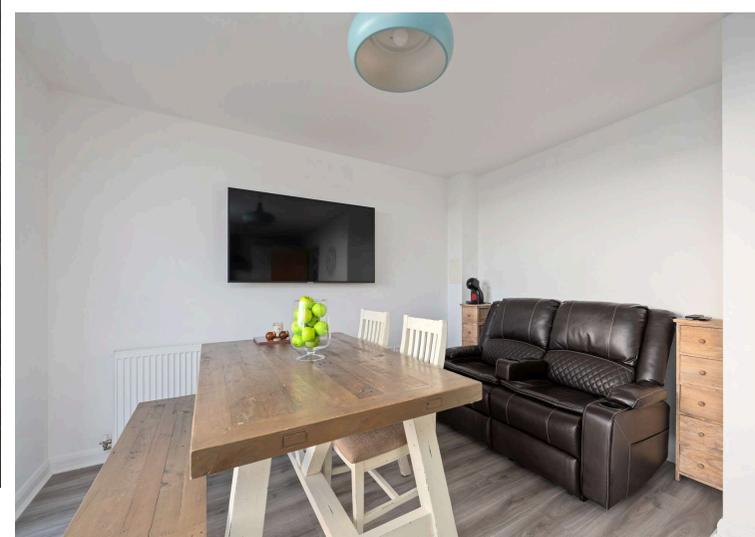


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## Welcome

Excellent family home situated in the Eastern Expansion close to all schooling and retail parks with direct links to the M90 motorway network for Edinburgh and the north. This stylish and modern home is offered in move in condition and benefits from a fully enclosed and private landscaped garden providing a child and pet safe environment. An fabulous home for entertaining as not overlooked. It is well appointed within the estate with grassy area/park opposite. There is a double monobloc driveway leading to detached single garage and ample visitors parking. The accommodation is beautifully presented and briefly comprises entrance hall, w.c, storage, front facing lounge, dining kitchen with french doors out. On the upper level there are three double bedrooms with master en-suite and family bathroom. Access to attic. The property is double glazed with gas central heating.

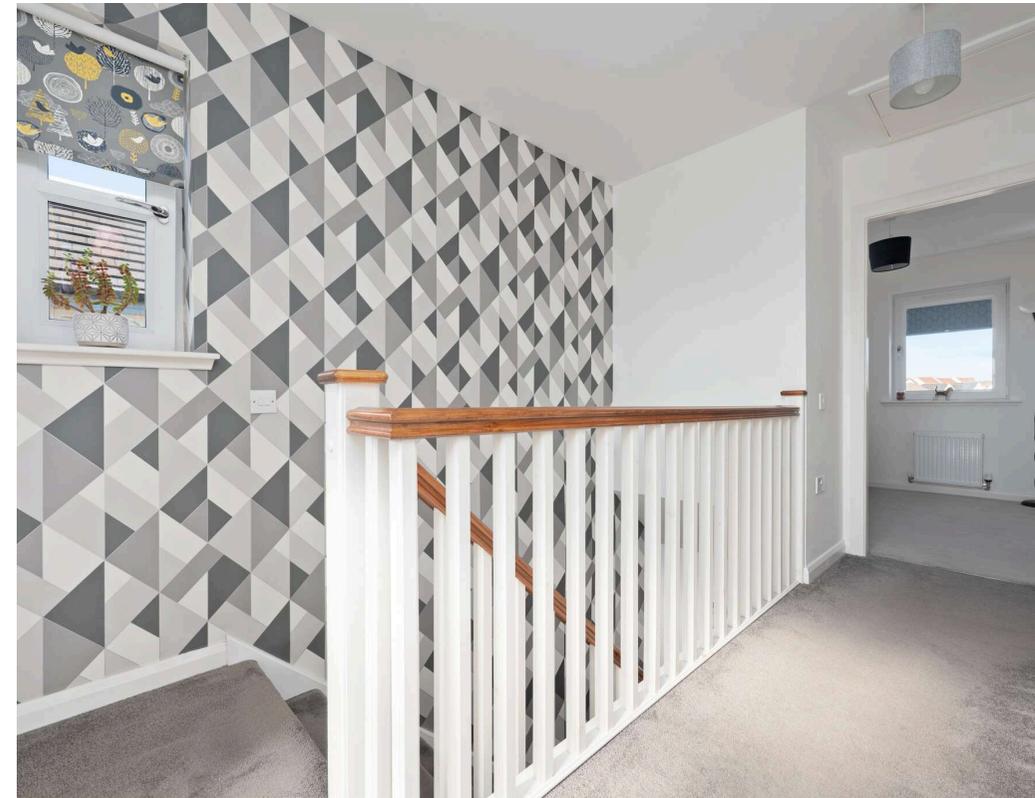


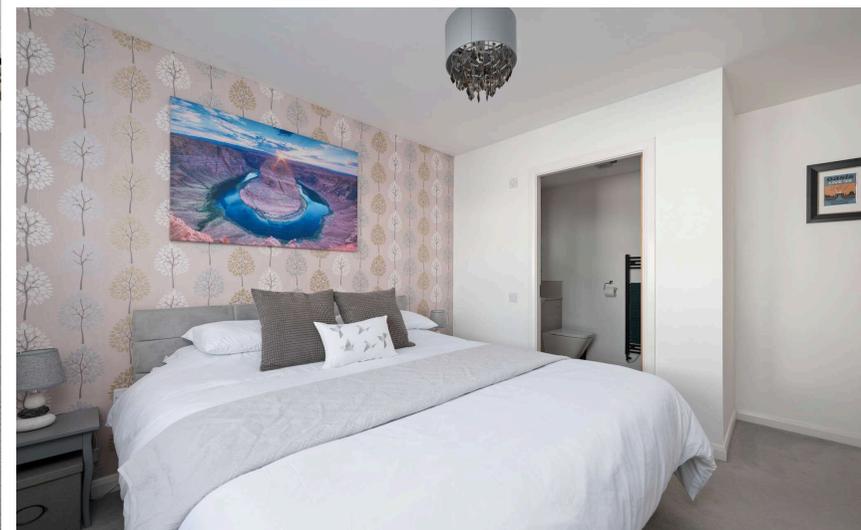


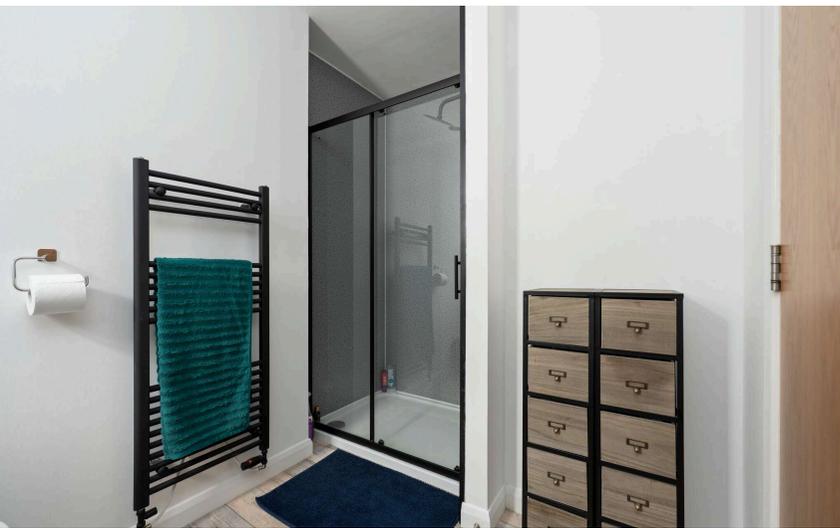
## **EXTRAS INC. IN SALE/AGENTS NOTE**

All floorcoverings, 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 status city 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.



# 21 Stewart Crescent, Dunfermline, KY11 8NP

Total Area: 99.0 m<sup>2</sup> ... 1066 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only



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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.