



Morgans

PROPERTY

70 Pit Lane, Dunfermline, KY12 9FJ

Offers Over £265,000





Ent Hallway Wc



Three Bedrooms



Lounge



En Suite Bathroom



Dining Kitchen Utility



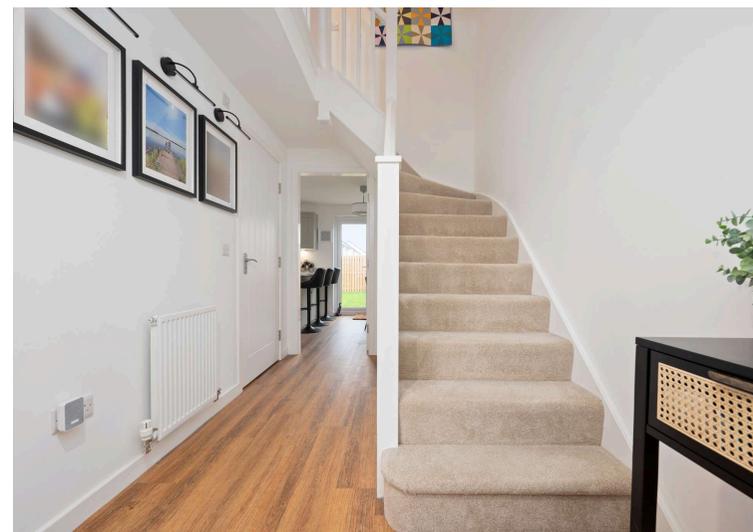
Gardens



EPC Rating - B



Council Tax Band - E





Welcome

DESCRIPTION

We are delighted to bring to the market this executive semi detached family villa built by Persimmon Homes. The property is offered in move in condition and nicely positioned within this exclusive estate. Ideally placed for Queen Anne High School, this location has proven popular as all amenities are within easy walking distance, a short walk takes you into the City Centre, Fife Cycle and foot path and Pittencrieff Park. The accommodation is stylish with quality fixtures and fittings throughout providing flexible accommodation. It briefly comprises reception hallway with storage, w.c facilities, lounge, dining kitchen with built in appliances. On the upper level there are three bedrooms with master en-suite and family bathroom completes the accommodation. Access to attic. There are fully enclosed gardens mainly laid to lawn with raised patio area providing a child and pet safe environment. There is a double driveway at the front of the property and ample visitors parking. Essential viewing.



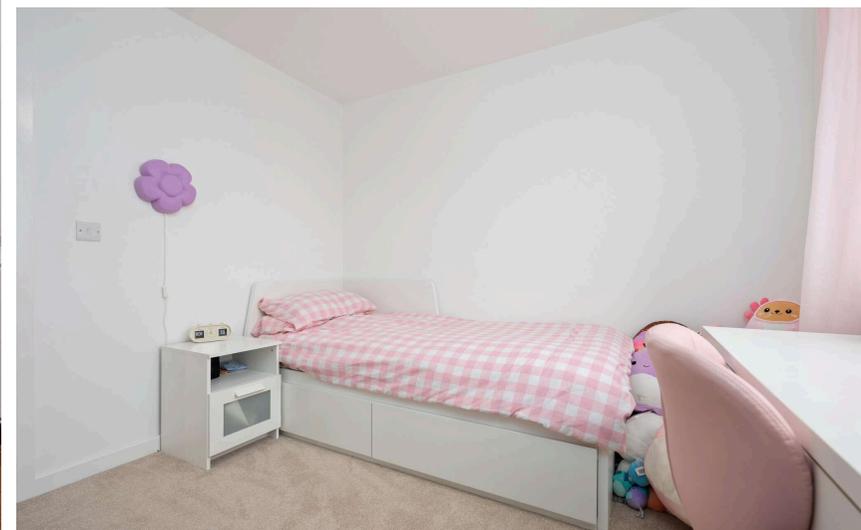


EXTRAS INC.IN SALE/AGENTS NOTE

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 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

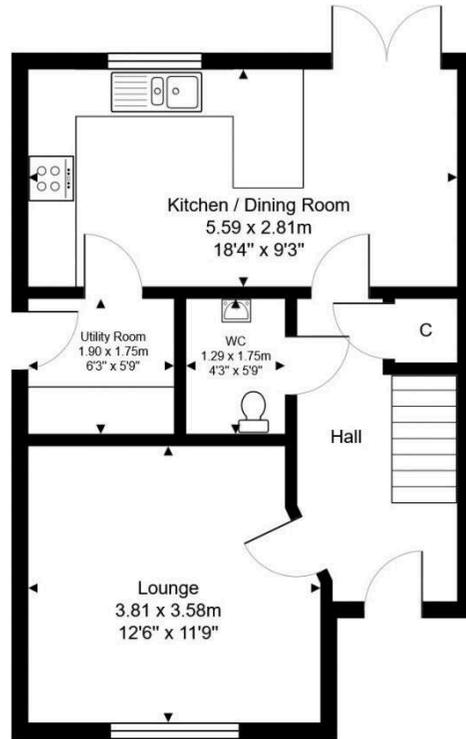
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



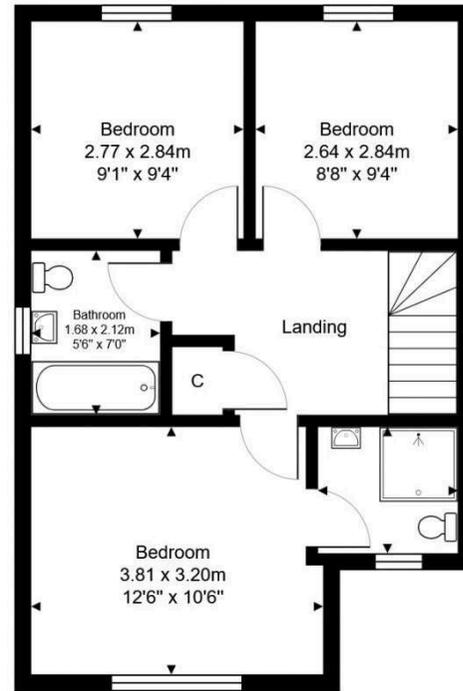
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Total Area: 88.8 m² ... 956 ft²

All measurements are approximate and for display purposes only



Ground Floor



1st Floor



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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.