



Morgans

PROPERTY

3 Lorn Place, Dunfermline, KY11 8GQ

Offers over £540,000







Welcome

Situated within the exclusive Miller estate, this larger style detached executive family home occupies an enviable plot within a small, quiet cul-de-sac, offering excellent privacy as the property is not overlooked. Ideally located close to Calais Woods, the home enjoys a pleasant setting with convenient access to beautiful outdoor walks. The property has been significantly upgraded and enhanced within the past four years and is presented in true move-in condition, reflecting the care and attention of the current owners. Internally the accommodation is bright, open and generously proportioned, creating a wonderful sense of space throughout. The stylish accommodation briefly comprises entrance vestibule, reception hall, W.C., living room, family room, and an impressive open-plan kitchen with sun room and dining area, complemented by a separate utility room. Upstairs, a gallery landing leads to five double bedrooms, all with built-in wardrobes. The master bedroom benefits from a stylish en-suite, as does the guest bedroom, while a family bathroom completes the upper level. Externally, the property enjoys private, fully enclosed gardens including a desirable south-facing rear garden with patio and seating areas, ideal for families and entertaining. A large driveway provides parking for up to six cars and leads to a double garage. The property further benefits from double glazing and 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.



3 Lorn Place, Dunfermline, KY11 8GQ

Total Area: 246.3 m² ... 2652 ft²



All measurements are approximate and for display purposes only

