



Morgans

PROPERTY

114 Grieve Street, Dunfermline, KY12 8DW

Offers Over £475,000







Morgans are delighted to present to the market the opportunity to acquire this superb extended traditional semi detached villa circa 1900's situated within one of Dunfermline's most sought after locations. This substantial period dwelling house is spread over three levels and set within private gardens making an excellent family home. The sweeping driveway gives access for many vehicles. The property is a credit to the present owners who have transformed and renovated the property over the years yet retained period features including fireplaces and original cornicing. This highly desirable property is a short walk to the city centre and Pittencrieff Park, an excellent catchment for local schools and all amenities. The accommodation briefly comprises entrance vestibule, reception hall, living room, stylish dining kitchen with middle island and open plan aspect to fabulous family room with feature bi-fold doors, Farrow and Ball paintwork, additional lighting and velux windows enhancing the room with natural light. There is a separate utility room and double bedroom which could be used as an office together with family bathroom. On the first floor, split level, there is a further double bedroom. The second floor comprises three further bedrooms and second bathroom. There are generous and well maintained gardens to the front and rear with feature decking and patio area, fully enclosed providing a child and pet safe environment. A truly idyllic haven and an ideal home for entertaining.





LOCATION

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.

EXTRAS INC. IN SALE / AGENTS NOTE

Please note that the extension was constructed with additional insulation and triple glazing.

All floor coverings, blinds, bathroom and light fittings (excluding chandelier) together with integrated appliances and garden shed.

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 to the interlinked system installed in this property.











This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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