



M o r g a n s

1 CRAIGSTON PARK  
DUNFERMLINE, KY12 0XZ  
OFFERS IN THE REGION OF £185,000







1 CRAIGSTON  
PARK  
DUNFERMLINE  
KY12 0XZ

Modern and stylish detached family villa situated on enviable corner plot in sought after residential estate, close to all amenities and schooling. This is an ideal family home in good move in condition which briefly comprises reception hall, downstairs WC, family room currently utilised as an office, separate utility room, modern dining kitchen with integrated appliances and rear facing lounge. On the upper level there are four bedrooms with master en-suite and family bathroom. There is a double driveway and ample visitors parking together with attractive gardens to front, side and rear with patio areas. Essential viewing and early entry available. EPC RATING D.



SUPERB DETACHED  
FAMILY VILLA IN  
SOUGHT AFTER ESTATE  
ON ENVIABLE CORNER  
PLOT. IDEAL FAMILY  
HOME.



## LOCATION

The Royal Burgh 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. Dunfermline is located approximately five miles from the Forth Road Bridge 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 associated with a modern City. The local railway stations provide a regular service to Edinburgh with inter city links to other parts of the UK.

## MEASUREMENTS

LOUNGE 14'8 x 11'0

DINING KITCHEN 24'0 x 8'2

UTILITY 4'9 x 4'6

FAMILY ROOM/OFFICE 15'9 x 7'7

MASTER BEDROOM 12'8 x 11'5

EN-SUITE 7'2 x 4'11

BEDROOM 2 11'4 x 10'6

BEDROOM 3 9'5 x 8'6

BEDROOM 4 8'4 x 8'1

BATHROOM 6'3 x 5'10

## EXTRAS INC IN THE SALE

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

## VIEWINGS

Viewing by appointment with Morgans 01383 620222.

## TRAVEL DIRECTIONS

From Dunfermline town centre proceed north via Townhill Road take the second turning on the right into Bellyeoman Road at the junction proceed right again into Robertson Road. You will see a turning on the right into Lauriston Drive following the road round veering right into Craigston Park where you will see the property on the corner as sign posted.

## MORGANS PROPERTY PACKAGE

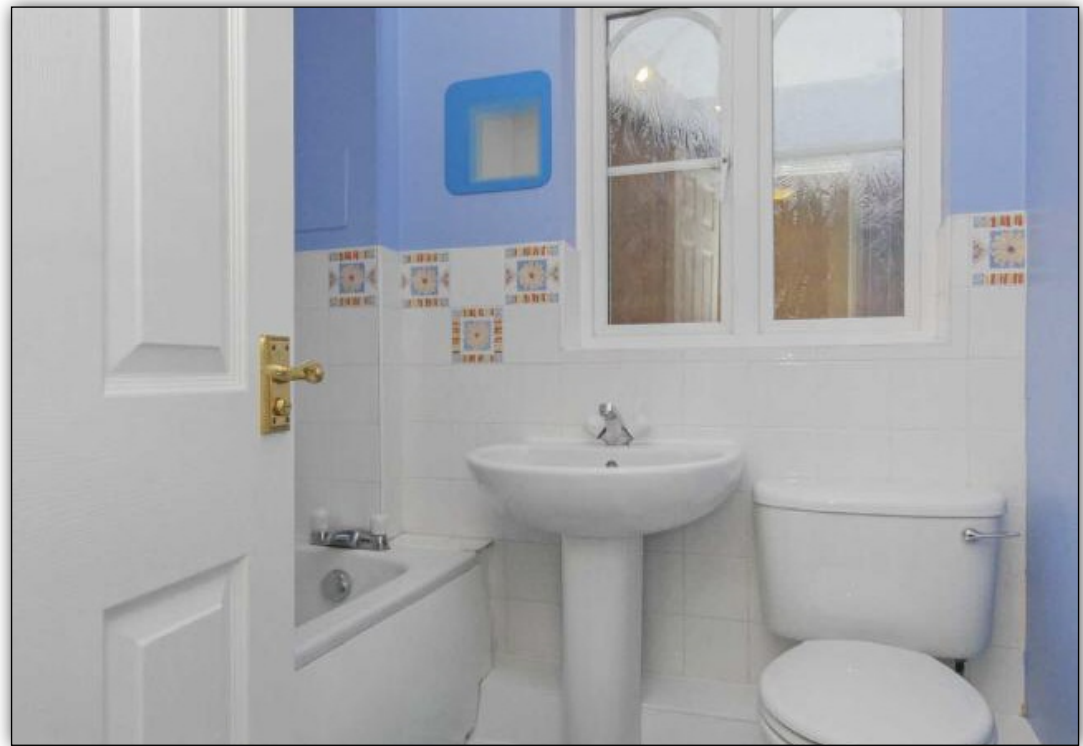
We provide the complete buying and selling package including a comprehensive estate agency service, full legal service and independent mortgage advice. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.

## AGENTS NOTE

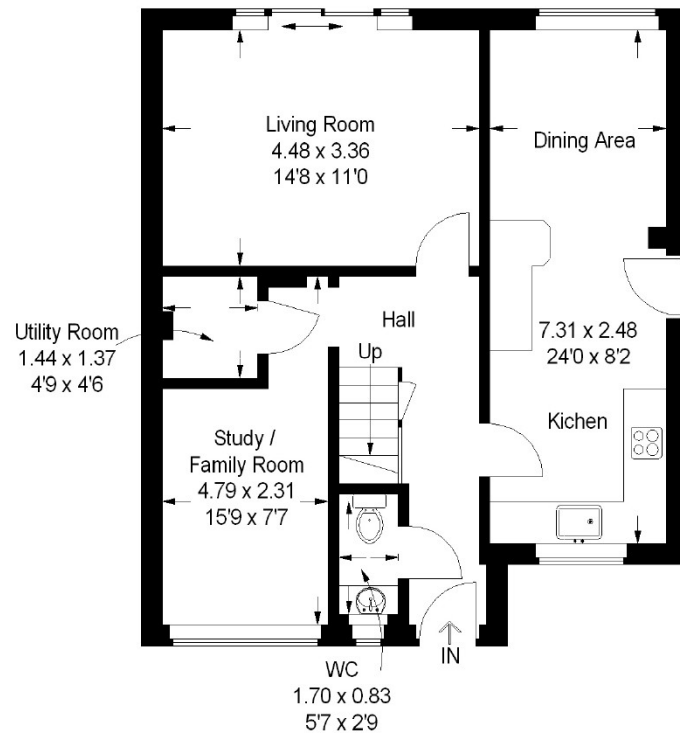
The property has cavity wall insulation with a 25 year guarantee.





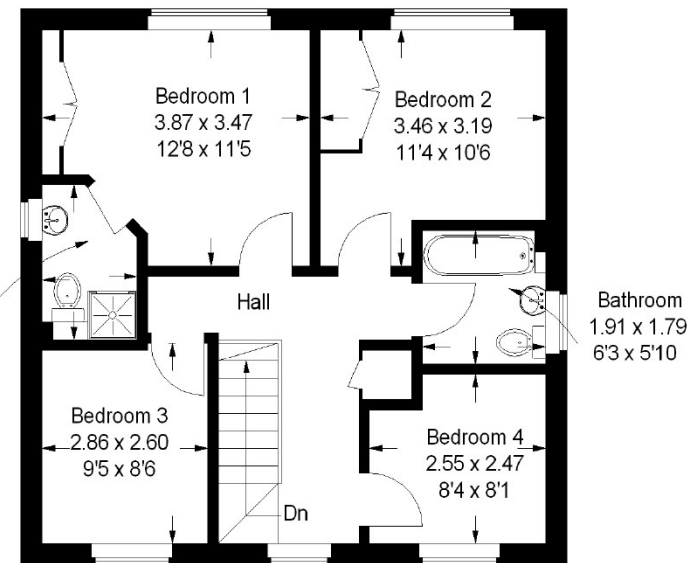


Approximate Gross Internal Area = 110 sq m / 1184 sq ft



Ground Floor

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First Floor

**Disclaimer:**

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them. All room dimensions taken through cupboard / wardrobes to wall surfaces where possible or to surfaces indicated by arrow heads. (ID 89562)

These sales particulars are prepared by us on the basis of information provided to us by our client. If there is any aspect of these particulars you wish clarified or that you find misleading, please contact us for further information. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services, electrical and/or gas appliances have been checked and no warranty is given as to their condition.

**Morgans**

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