



Morgans

16 CORBETT PLACE  
DUNFERMLINE, KY11 4XX  
OFFERS IN THE REGION OF £99,950



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Ideal family home situated in quiet cul-de-sac within close proximity of all amenities and schooling. This end terraced villa would suit couples and families offering generous accommodation over two levels. The subjects briefly comprise entrance hall, downstairs w.c, storage, breakfasting kitchen with appliances and good sized lounge to rear with patio doors. On the upper level there are three double bedrooms, good storage and three piece family bathroom. The property is double glazed with gas central heating and double glazing. There is a small garden to the rear and double monobloc driveway to front. Early entry available. EPC RATING D.



EXCELLENT FAMILY  
HOME OFFERING  
SPACIOUS  
ACCOMMODATION  
OVER TWO LEVELS. QUIET  
CUL-DE-SAC.

## LOCATION

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. There are regular and convenient bus services both local and national.

## MEASUREMENTS

LOUNGE 17'11 X 14'10

BREAKFASTING KITCHEN 14'11 x 8'7

BEDROOM 1 12'9 X 11'11

BEDROOM 2 14'6 X 7'10

BEDROOM 3 11'5 X 9'11

BATHROOM 6'1 X 5'8

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## EXTRAS INC. IN SALE

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

## VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

## TRAVEL DIRECTIONS

From Sinclair Gardens roundabout in the City centre head south via St Margaret Drive taking the second exit into Bothwell Street passing Asda on the lefthand side. Continue straight ahead at the roundabout and at the second main set of traffic lights turn left onto Aberdour Road. Continue along for approximately half a mile where you then turn left onto Tweedale Drive, then first right into Mackay Drive then third left into Corbett Place following the road round to the left where you will find the property located on the right hand side as signposted.

## MORGANS PROPERTY PACKAGE

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







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.

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