



Morgans

2 DICK STREET
DUNFERMLINE, FIFE, KY12 0AG
OFFERS IN THE REGION OF £180,000



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DUNFERMLINE
KY12 0AG

Unique opportunity to acquire this deceptively spacious four bed semi-detached dwelling house situated in quiet residential area within walking distance of the town centre and all amenities. The subjects are positioned on an enviable large corner plot. The property offers superb family accommodation and briefly comprises, entrance vestibule, reception hall, lounge, dining room, kitchen, feature conservatory, two double bedrooms and family bathroom on the ground floor and on the upper level two further double bedrooms with master en-suite and large walk in room ideal as a study/office. The property is double glazed with gas central heating together with driveway giving access for several vehicles and single car garage. There is also a coal store. EPC RATING E



SOUGHT AFTER
RESIDENTIAL LOCATION.
IDEAL FAMILY HOME
CLOSE TO ALL AMENITIES
AND SCHOOLING. LARGE
CORNER PLOT.

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

MEASUREMENTS

CONSERVATORY 12'10 X 9'6

KITCHEN 12'6 X 6'7

DINING ROOM 14'5 X 12'2

BEDROOM 2 16'5 X 9'10

BATHROOM 12'2 X 3'11

BEDROOM 3 10'10 X 10'6

LOUNGE 14'5 X 13'9

EN-SUITE 6'11 X 4'11

BEDROOM 1 11'6 X 11'2

BEDROOM 4 15'9 X 10'6

EXTRAS INC . IN SALE

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

VIEWINGS

Viewing by appointment with Morgans 01383 620222.

TRAVEL DIRECTIONS

From Dunfermline city centre head north via Townhill Road, passing the police station on your left hand side and take the second turning on the right into Bellyeoman Road, take 2nd turning on the left into Christie Street, then first right into Dick Street where you will see the property as signposted.

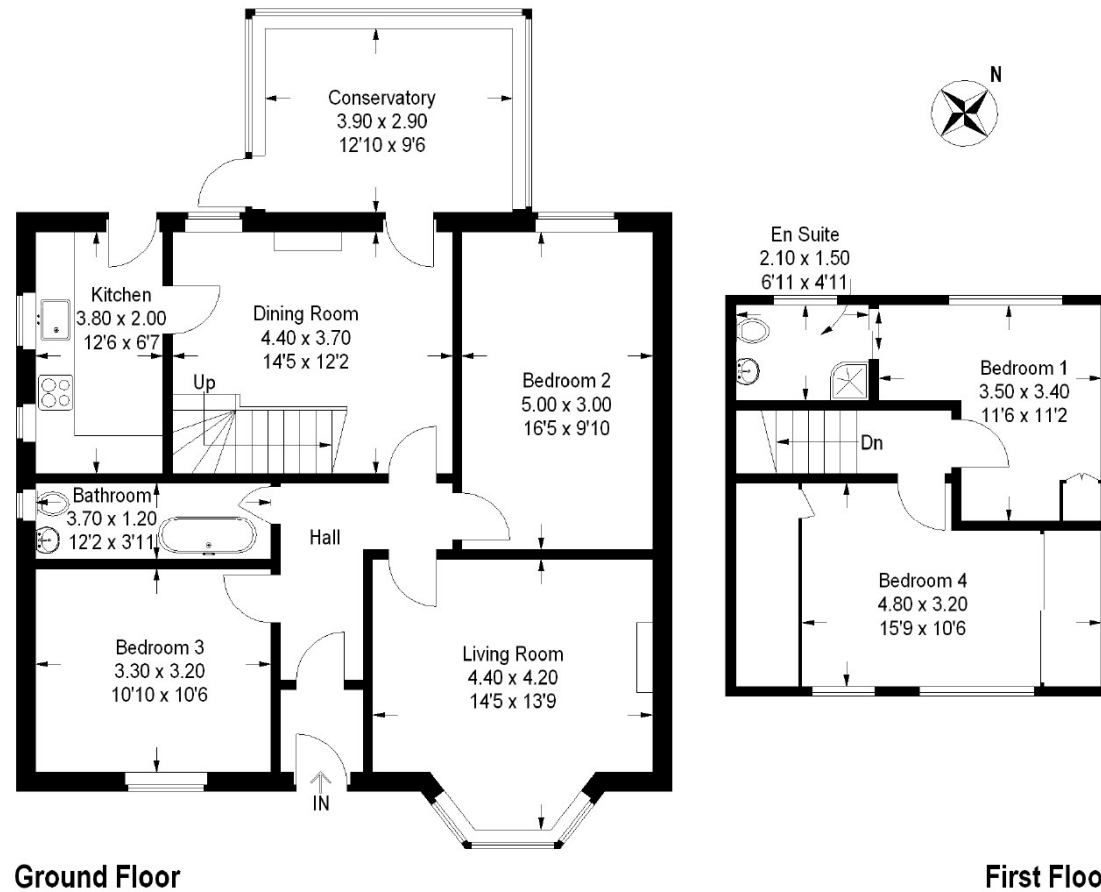
MORGANS PROPERTY PACKAGE

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.





Approximate Gross Internal Area = 131 sq m / 1410 sq ft



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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 89563)

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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