



Morgans

3 HARRIER COURT  
DUNFERMLINE, FIFE, KY11 8JS  
FIXED PRICE £195,000



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DUNFERMLINE  
KY11 8JS

Superb detached house in sought after location. This stylish home is situated on a corner plot in a quiet cul-de-sac. The property comprises entrance hall, lounge with french doors to garden, dining room, breakfasting kitchen with integrated double oven, downstairs W.C, hall cupboard. On the upper level master bedroom with fitted wardrobe and en-suite with shower, further three good sized bedrooms and bathroom with four piece suite. The property benefits from gas central heating and double glazing. There are gardens to the front and rear with side gate entrance and single integrated garage and parking for two cars in the driveway. EPC RATING C.



SUPERB DETACHED  
FAMILY HOME IN  
SOUGHT AFTER  
LOCATION IN QUIET  
CUL-DE-SAC

## 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

## MEASUREMENTS

LOUNGE 15'9 x 14'5

DINING ROOM 9'6 x 8'10

BREAKFASTING KITCHEN 10'10 x 9'6

MASTER BEDROOM 13'1 x 10'2

EN-SUITE 11'10 x 4'7

BEDROOM 2 12'6 x 9'10

BEDROOM 3 10'6 x 7'10

OFFICE/BEDROOM 4 10'6 x 7'3

BATHROOM 8'6 x 6'11

## EXTRAS INC. IN SALE

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

## VIEWINGS

Viewings by appointment via Morgans on 01383 620222

## TRAVEL DIRECTIONS

From Dunfermline head east along Appin Crescent along Halbeath Road on the A907 continuing until the first set of traffic lights turning right into Linburn Road proceeding to the first roundabout taking the first exit into Trondheim Parkway then first left into Osprey Crescent where Harrier Court is situated on the right follow the road round till you see the property signposted on the left hand side.

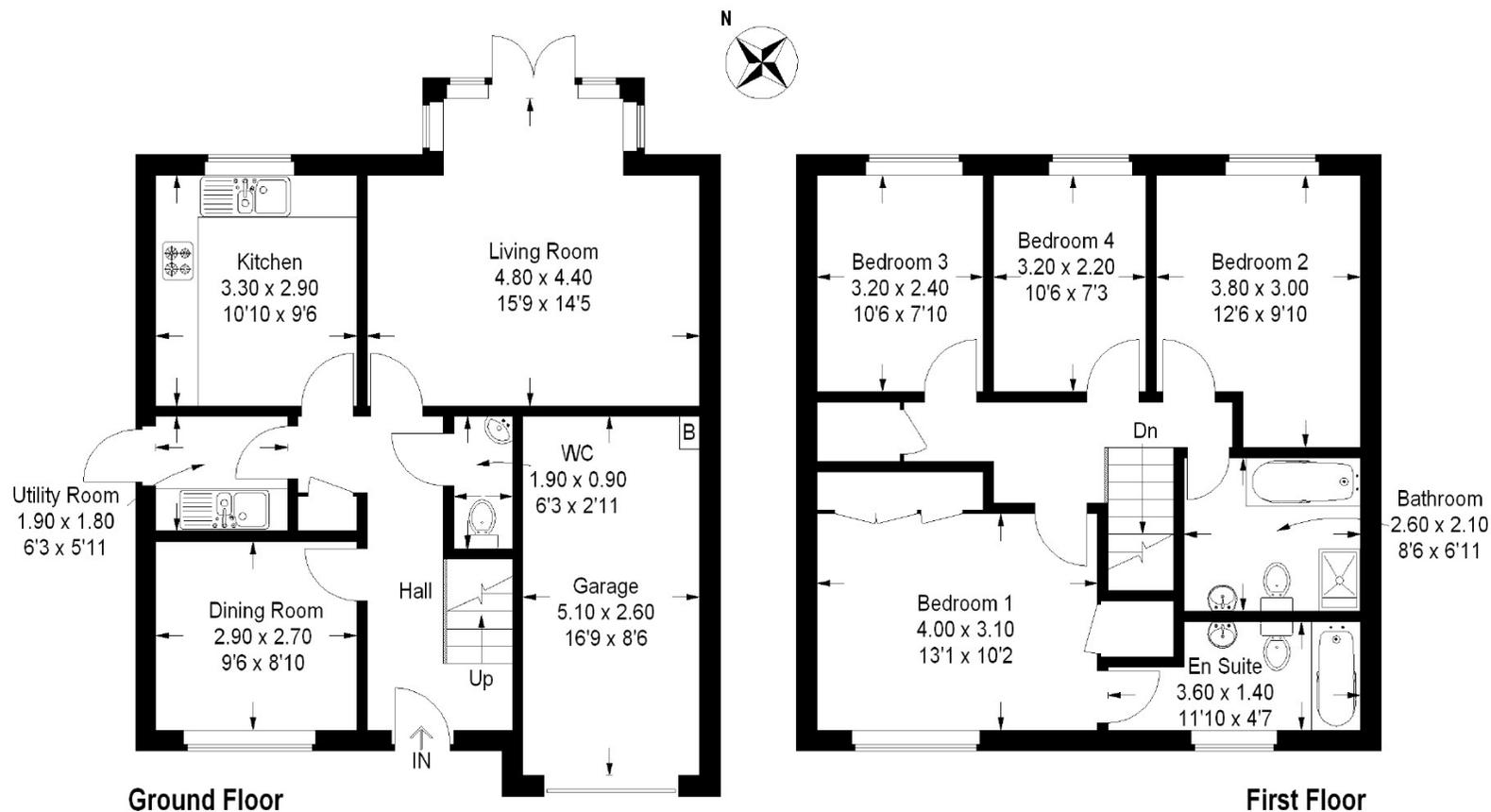
## MORGANS PROPERTY PACKAGE

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Approximate Gross Internal Area = 116 sq m / 1249 sq ft  
 Garage = 13 sq m / 140 sq ft  
 Total = 129 sq m / 1388 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 65680)

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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