



Morgans

31 JOHNSTON CRESCENT  
DUNFERMLINE, FIFE, KY11 3BS  
OFFERS IN THE REGION OF £85,000



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CRESCENT  
DUNFERMLINE  
KY11 3BS

Opportunity to acquire this spacious end terraced villa situated in quiet cul-de-sac within residential area, close to all amenities and schooling. The property is an ideal family home situated on a corner plot and early entry is available. The subjects comprise entrance hall, lounge, dining kitchen, three bedrooms, ensuite shower room and family bathroom. There are attractive gardens to the front, side and rear with garden shed. Essential Viewing. EPC RATING D.



## 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

LOUNGE 13'1" x 13'1"

DINING KITCHEN 13'1" x 9'1"

BEDROOM 1 13'10" x 10'1"

BEDROOM 2 12'1" x 9'0"

BEDROOM 3 9'1" x 7'1"

EN-SUITE 11'1" X 3'0"

BATHROOM 6'10" X 5'1"

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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 Dunfermline city centre head south via St Margaret's Drive turning left under the railway bridge into Bothwell Street continue through a further roundabout to the main traffic light junction turning right into Izatt Avenue at Hospital Hill, continue along taking the next turning on the left into Johnston Crescent where you will see the property on the left hand side as sign posted.

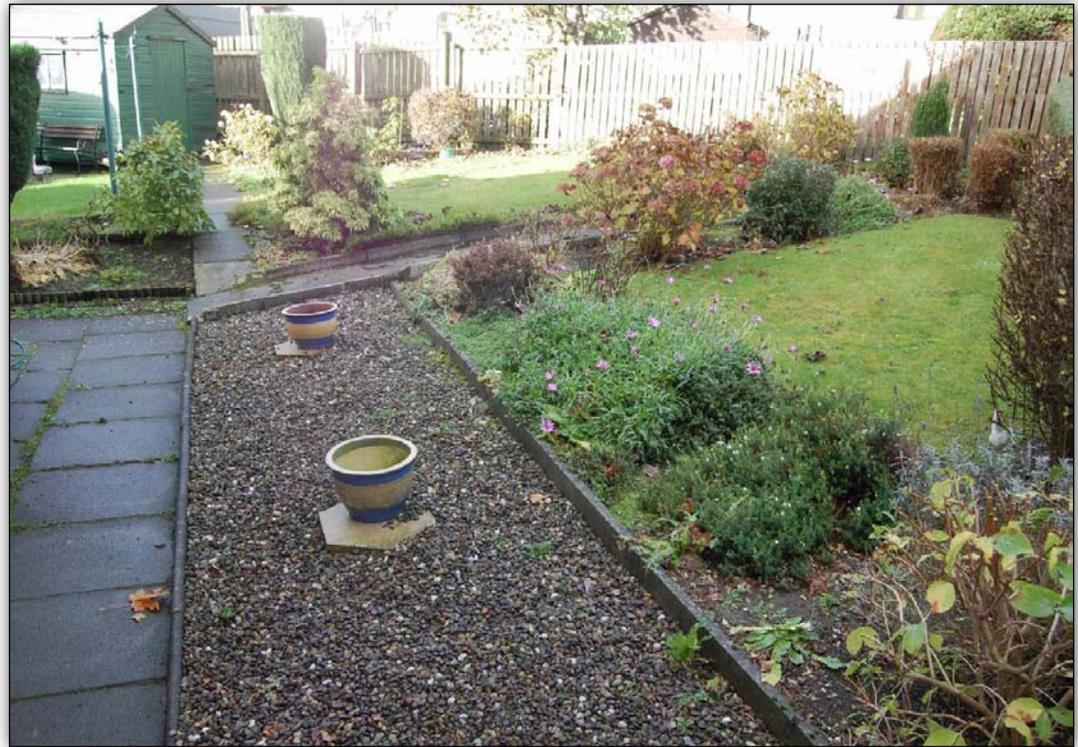
## MORGANS PROPERTY PACKAGE

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.

## AGENTS NOTE

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.







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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