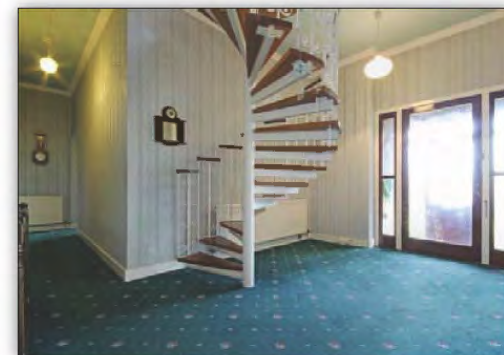




M o r g a n s

116 & 118 HALBEATH ROAD
DUNFERMLINE, KY11 4LA
OFFERS IN THE REGION OF £299,000

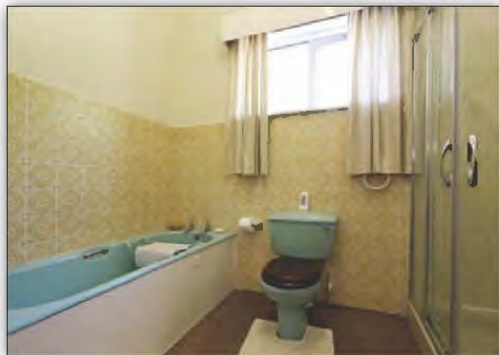


116 & 118
HALBEATH ROAD
DUNFERMLINE
KY11 4LA

Substantial detached family home set back off the main road with private driveway leading to extensive gardens and double garage. Rarely available in today's market this property has been extended to the rear and upper level providing excellent family accommodation. The subjects briefly comprise entrance vestibule, reception hall, lounge, dining room, family room, dining kitchen, utility and WC facilities. There are two double bedrooms on the ground floor and four piece family bathroom together with two double bedrooms upstairs with shower room and dressing room. This property has excellent storage and cupboard space throughout. There are beautiful well maintained extensive gardens to the front and rear which are a credit to the owners. Viewing essential to appreciate this family home. EPC RATING D



DETACHED FAMILY
HOME SET WITHIN
PRIVATE GROUNDS.
SUPERB FAMILY HOME.
ESSENTIAL VIEWING



LOCATION

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 ways 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 station provides 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

DINING KITCHEN 21'4 X 15'1

DININGROOM 21'0 X 11'6

LOUNGE 21'0 x 14'5

BATHROOM 9'2 X 7'10

FAMILY ROOM 16'5 X 12'6

BEDROOM 1 14'1 X 10'6

BEDROOM 2 12'6 X 11'10

WC 7'3 X 5'3

BEDROOM 3 16'9 X 12'6

BEDROOM 4 13'1 X 13'1

SHOWER ROOM 13'1 X 7'7

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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

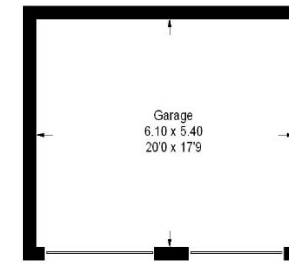
From Dunfermline town centre travel east via Appin Crescent onto Halbeath Road and progress for several hundred yards where you will see the property situated on the left hand side as signposted, passing the rail bridge, just prior to the first set of traffic lights next to Inglis Veterinary Surgery.

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.

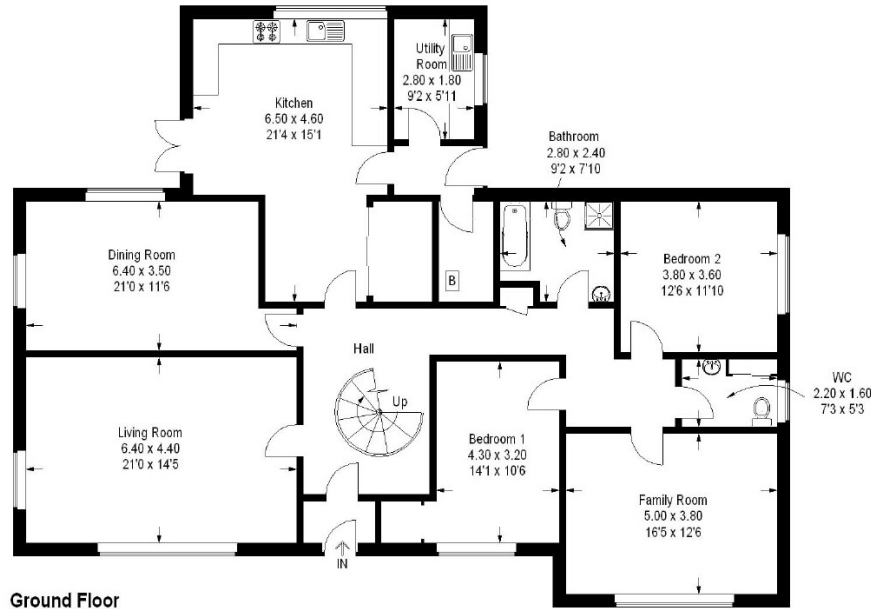


Approximate Gross Internal Area = 273 sq m / 2938 sq ft
 Garage = 33 sq m / 355 sq ft
 Total = 306 sq m / 3294 sq ft

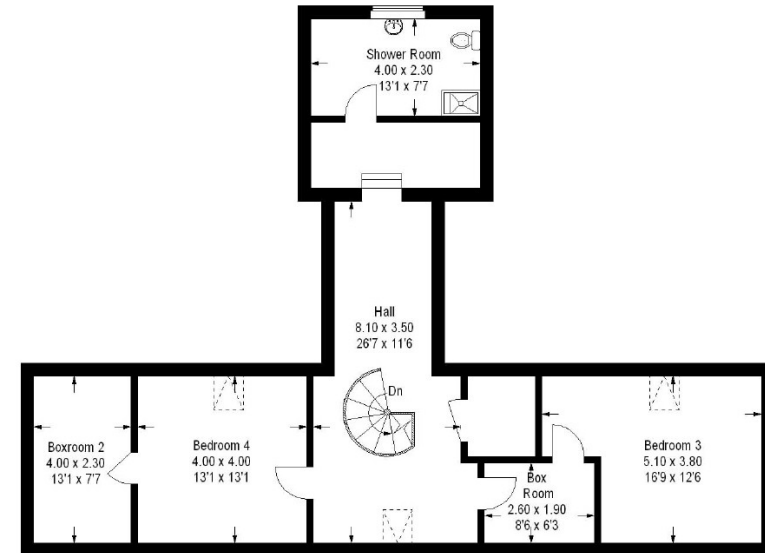


(Not Shown In Actual
Location / Orientation)

Garage



Ground Floor



First Floor

SHOOTHOME.TV™
BRINGING HOMES TO LIFE

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 64082)

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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