

M o r g a n s  
35 BITTERN COURT  
DUNFERMLINE, KY11 8HL  
FIXED PRICE £89,000



**35 BITTERN  
COURT  
DUNFERMLINE  
KY11 8HL**

**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.

**MEASUREMENTS**

LOUNGE 18'8 x 9'6

KITCHEN 9'10 x 9'6

BEDROOM 1 10'10 x 10'2

BEDROOM 2 10'6 x 9'6

BATHROOM 6'3 x 5'11

Ground floor modern apartment in attractive block in the popular Duloch area of town close to all amenities, schooling and Tesco superstore. Ideal for couples/small family and or investor for buy to let. The property briefly comprises secure entry phone, reception hall, lounge, breakfasting kitchen and two double bedrooms with three piece family bathroom. The property has electric heating and double glazing. There is private residents parking and attractive communal gardens. Viewing essential. EPC RATING C.



**EXTRAS INCLUDED IN SALE**

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

**TRAVEL DIRECTIONS**

From Sinclair Gardens roundabout in the City Centre head south via St Margarets Drive proceeding straight ahead under the railway bridge into Bothwell Street. Continue through a further roundabout to the second main traffic light junction and turn left into Aberdour Road. Continue to Masterton Roundabout heading straight over to the next roundabout. Turn left into Greenshank Drive and proceed to the next roundabout, go straight over and take the first left into Tern Road then second right into Petrel Way with Bittern Court at the end of the road where you will see the property as signposted on the left hand side.

**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.

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.

**M o r g a n s**

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