



Morgans

43 PETREL WAY
DUNFERMLINE, FIFE, KY11 8GY
FIXED PRICE £158,500



43 PETREL WAY
DUNFERMLINE
KY11 8GY

Excellent opportunity to purchase this detached Barratt home located on a corner plot in a popular residential area close to local amenities and schools. Ideal location for commuters. The accommodation is in move in condition and comprises entrance hall, lounge with gas fire and surround, dining room, kitchen, utility room and WC. On the upper level, master bedroom with en-suite and dressing room, two further bedrooms and family bathroom. The property benefits from gas central heating and double glazing There are gardens to the front and secure child friendly gardens to the rear. The property further benefits from a single garage and double driveway. Viewing recommended. Early entry available. EPC RATING C.



DETACHED BARRATT
HOME IN POPULAR
RESIDENTIAL LOCALE
IDEAL FOR COMMUTERS.

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 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

LOUNGE 13'5 x 10'6

DINING ROOM 10'5 x 8'1

KITCHEN 9'1 x 8'0

UTILITY 5'2 x 5'1

DOWNSTAIRS WC 5'2 x 2'9

BEDROOM 1 10'5 x 8'11

DRESSING ROOM 6'8 X 5'7

EN-SUITE 6'8 X 4'11

BEDROOM 2 13'9 X 10'0

BEDROOM 3 11'9 X 7'5

BATHROOM 6'8 X 6'3

EXTRAS INC. IN SALE

All floor coverings, blinds, bathroom, light fittings together with integrated appliances, also to include fridge freezer and washing machine. Garden shed.

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

From Dunfermline city centre head south taking the first exit onto the A823 under the viaduct into Bothwell Street. At the second set of traffic lights bear left onto the B916, Aberdour Road and at the Masterton Roundabout take the second exit and then first left into Pitmedden Road. Take left again into Tern Road then first left in to Petrel Way where the property is sign posted.

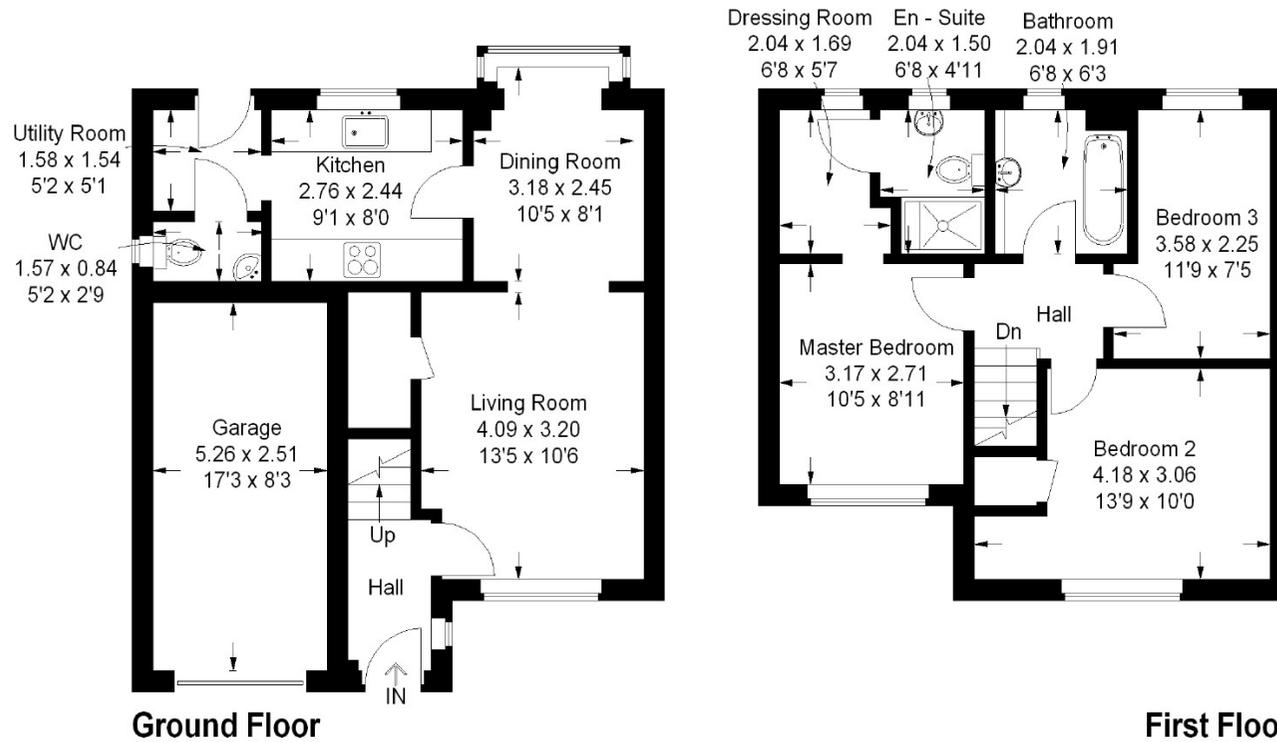
MORGANS PROPERTY PACKAGE

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.





Approximate Gross Internal Area = 81 sq m / 872 sq ft
 Garage = 13 sq m / 140 sq ft
 Total = 94 sq m / 1012 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 83413)

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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