



M o r g a n s

5 CAITHNESS DRIVE
DUNFERMLINE, KY11 8GT
FIXED PRICE £320,000



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Impressive executive detached family home on corner plot in exclusive development providing superb accommodation over two levels. The property is a credit to the present owners and offers flexibility throughout. The subjects comprise, entrance vestibule, reception hallway with WC facilities, lounge, dining room, utility room and open plan kitchen with adjacent sunroom. On the upper level there are five bedrooms with master en-suite and guest en-suite together with family bathroom. The property is double glazed with gas central heating and private landscaped gardens to the front and rear with double monobloc driveway leading to single car garage. Early viewing is highly recommended to appreciate location and generous accommodation. EPC RATING C.



SUPERB EXECUTIVE
DETACHED VILLA IN
EXCLUSIVE
DEVELOPMENT.
GENEROUS LIVING
SPACE, CONTEMPORARY
AND MODERN.



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 23'0 X 13'0
DINING ROOM 15'5 X 12'10
UTILITY ROOM 9'10 X 7'7
WC 7'3 X 7'3
OPEN PLAN KITCHEN 26'7 X 12'10
SUNROOM 10'2 X 7'7
MASTER BEDROOM 16'5 X 9'6
EN-SUITE 6'3 X 6'3

BATHROOM 6'3 X 6'3
BEDROOM 2 13'1 X 11'10
ENSUITE 6'11 X 5'3
BEDROOM 3 13'1 X 7'3
BEDROOM 4 13'1 X 8'6
BEDROOM 5 10'2 X 8'6

EXTRAS INC IN SALE

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

VIEWINGS

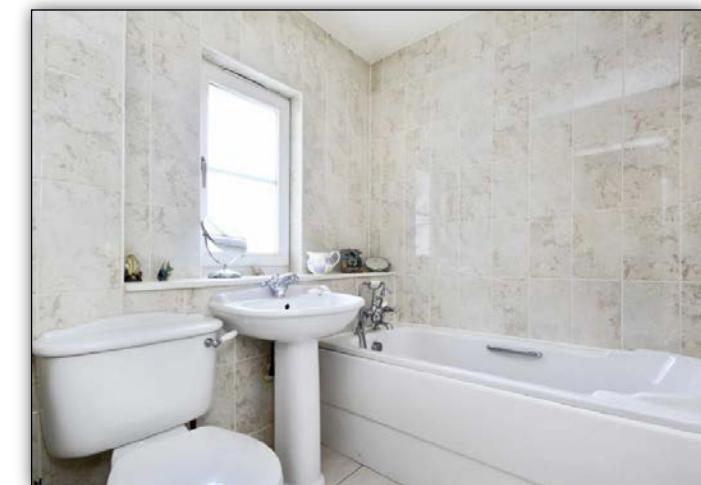
All viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

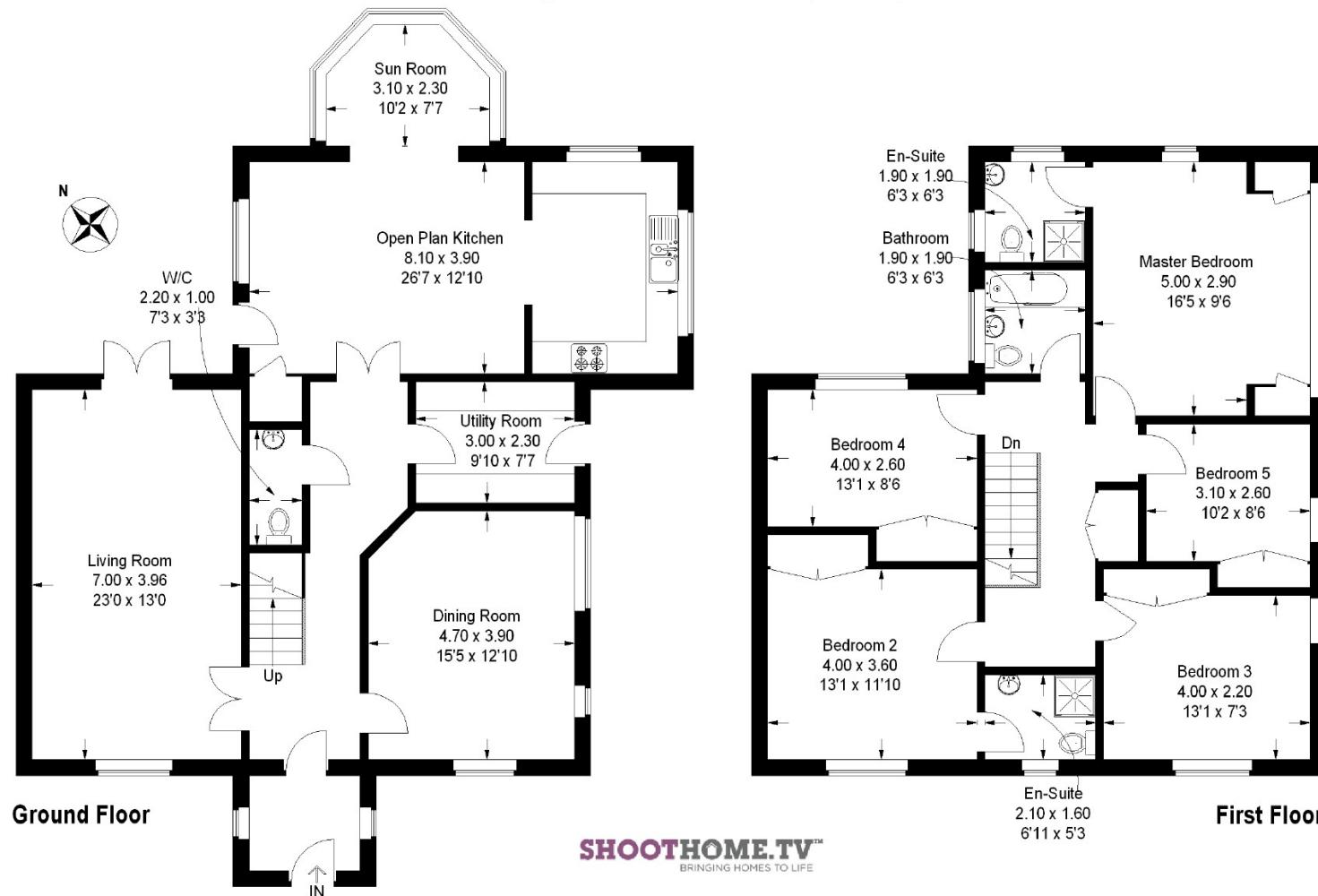
From Dunfermline head south via St Margaret's Drive turning proceeding into Bothwell Street. At the second set of traffic lights turn left into Aberdour Road on the B916 and on approach to the Masterton roundabout continue straight over and on approach to the second roundabout take the first exit onto Sandpiper Drive and then second right into Caithness Drive where the property is clearly signposted.

MORGANS PROPERTY PACKAGE

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Approximate Gross Internal Area = 216 sq m / 2325 sq ft



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. (ID51159)

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.

Morgan

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