



Morgans

6 TRANSY GROVE  
DUNFERMLINE, KY12 7QP  
OFFERS IN THE REGION OF £250,000



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Rare opportunity to acquire this distinguished period home situated within exclusive location which is Transy Grove. Walking distance of the city centre & railway stations. The property is beautifully presented being a credit to the present owners with many attractive features throughout with real working fires in the dining room and bedroom three, oak flooring, stained glass window at staircase leading to large attic. The subjects briefly comprise entrance vestibule, reception hall, downstairs wet room, lounge, dining room, kitchen and on the upper level three double bedrooms all with excellent storage and two with fitted wardrobes and family bathroom. There are attractive private gardens to front and rear. Early viewing is highly recommended to appreciate the accommodation on offer which would ideally suit couples and families alike. EPC RATING E



DISTINGUISHED PERIOD  
HOME RARELY AVAILABLE  
WITHIN PRESTIGIOUS  
SOUGHT AFTER CENTRAL  
LOCATION.

## 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

LOUNGE 16'10 x 12'0

KITCHEN 6'3 x 9'10

DINING ROOM 14'0 X 11'11

BEDROOM 1 14'11 X 12'2

BEDROOM 2 12'0 X 9'9

BEDROOM 3 10'4 X 9'11

BATHROOM 7'8 X 7'7

## EXTRAS INC. IN SALE

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

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## VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

## TRAVEL DIRECTIONS

From Sinclair Gardens roundabout in the city centre head east via Appin Crescent. Take the third turning on your right into Transy Grove where you will find the property located in the horse shoe on the right hand side as sign posted.

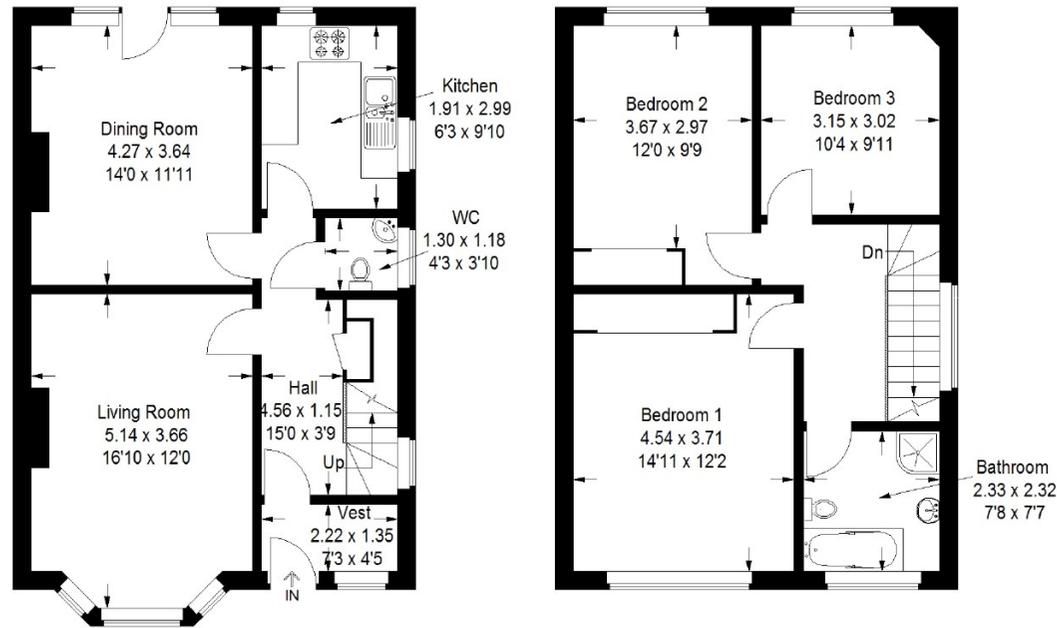
## MORGANS PROPERTY PACKAGE

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.





Approximate Gross Internal Area  
109 sq mt / 1173 sq ft



Ground Floor

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First Floor

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 62531)

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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