Morgans

6 Wyckliffe
Swallowdrum Road, Dunfermline, KY12 9BA
Offers in the region of £74,950

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Charming traditional upper flat in quiet location just on the outskirts of town providing ideal accommodation for couple, first time buyer or investor. The property benefits from a single garage to the rear of the flat and large shared gardens which are well maintained throughout. The accommodation comprises entrance vestibule, reception hall, lounge/kitchen with appliances, two bedrooms and shower room with double cubicle. Early entry is available and viewing a must to appreciate this lovely property in move in condition. EPC RATING D.

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/KITCHEN 15'8 X 14'5
BEDROOM 1 10'10 X 7'8
BEDROOM 2 10'11 X 6'5

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EXTRAS INC IN SALE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances, fridge, freezer and automatic washing machine.

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

From Dunfermline head west via Carnegie Drive and at the second set of traffic lights turn right and then left into Winterthur Lane going along Rumblingwell heading out of Dunfermline onto Carnock Road. Take the second last turning on the right onto Swallowdrum Road where the property is situated opposite the park on the left hand side as signposted.

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.

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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