



M o r g a n s

60 TRONDHEIM PARKWAY WEST  
DUNFERMLINE, KY11 4FD  
OFFERS IN THE REGION OF £119,999

# 60 TRONDHEIM PARKWAY WEST DUNFERMLINE KY11 4FD

Modern & stylish mid terraced villa by Persimmon Homes situated in central location close to all amenities & schooling. Ideal for commuter providing accommodation for families & couples. The subjects are well presented & in move in condition briefly comprising entrance vestibule, downstairs WC, lounge leading to dining kitchen with patio doors to private garden & private parking. On the upper level there are three bedrooms & bathroom and electric shower. There is private residents parking to the rear & ample visitors parking. Early viewing is highly recommended to appreciate this property. EPC RATING C.

## 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 14'3 x 12'4  
DINING KITCHEN 14'5 x 9'2  
BEDROOM 1 14'3 x 8'9  
BEDROOM 2 9'5 x 7'9  
BEDROOM 3 9'8 x 7'6  
BATHROOM 6'4 x 6'6

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## EXTRAS INC. IN SALE

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

## VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

## TRAVEL DIRECTIONS

From Dunfermline town centre travel south onto the A823 and pass through two sets of traffic lights turning left onto Aberdour Road at the roundabout take 1st exit onto Linburn Road and at the next roundabout take the 1st exit left onto Trondheim Parkway West where the property is on the left hand side as signposted. Parking to the rear.

## AGENTS NOTE

Please note there is a quarterly factor fee payable for maintenance and upkeep.

## 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.

*Morgans*

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