



61 The Castings, Dunfermline, KY12 9AU

Morgans

*Solicitors, Estate Agents &  
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**M o r g a n s**

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Executive family home. We are pleased to bring to the market the opportunity to acquire this stylish four bed detached villa offered in pristine move in condition. Ideally suiting families and couples alike. The subjects briefly comprise entrance hall, downstairs wc, front facing lounge, separate formal dining room, large dining kitchen with French doors to gardens, interconnecting door to utility room. On the upper level four bedrooms with master en-suite and family bathroom. The property is double glazed with gas central heating and alarm system. There are attractive gardens to the front and rear together with double monoblock driveway and single car garage. Early viewing is highly recommended to appreciate the excellent standard of accommodation on offer. Early entry available. EPC RATING C.

**Offers in the region of £185,000**



## 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.

## ENTRANCE

Entry to the property is gained via a secure timber door leading into well presented reception hallway. Carpeted throughout. Staircase leading to the upper level. Storage cupboard. Radiator.

## DOWNSTAIRS WC

An essential in any family home, well appointed wc facilities with white wash hand basin and wc. Tiling to splash areas. Carpeted. Radiator.

## LOUNGE 17'8" X 9'11" (5.38m X 3.02m)

Formal front facing lounge with feature box bay window. Well presented and in excellent decorative order. Ample room for free standing furniture. Carpeted. Radiator.

## DINING KITCHEN 17'4" X 8'3" (5.28m X 2.51m)

Impressive dining kitchen fitted with an abundance of base and wall units. Complementary worktops and tiling to splash areas. Integrated appliances include stainless steel sink with mixer tap together with integrated fridge freezer, gas hob and oven with overhead extractor hood. Feature French doors lead to garden grounds. Complementary vinyl flooring throughout. Radiator. Interconnecting door to utility room.

## UTILITY ROOM 9' X 5'2" (2.74m X 1.57m)

The utility room is fitted with base and wall units. Stainless steel sink with mixer tap plumbed for automatic washing machine and dishwasher. Complementary vinyl flooring. Secure part double glazed door to side path and gardens. Integral door to garage. Radiator.

## DINING ROOM 12'1" X 8'1" (3.68m X 2.46m)

Well presented and in excellent decorative order formal dining room, rear facing. Carpeted. Radiator.

## UPPER LEVEL

A carpeted staircase with hardwood balustrade and turn spindles leads to the upper level with boiler cupboard. Access to attic.

## MASTER BEDROOM 13' X 9' (3.96m X 2.74m)

Generously proportioned rear facing master bedroom with the benefit of double mirrored wardrobes providing excellent hanging and shelving space. Carpeted. Radiator.

## EN-SUITE

The en-suite facilities are stylish throughout with separate shower cubicle. Fully tiled with white wc and wash hand basin. Carpeted. Radiator.

## BEDROOM 2 11' X 9'3" (3.35m X 2.82m)

Second double bedroom is front facing, well presented and in excellent decorative order with double mirrored wardrobes. Carpeted. Radiator.

## BEDROOM 3 9'8" X 9'3" (2.95m X 2.82m)

A third double bedroom is rear facing with double mirrored wardrobes providing good hanging and shelving space. Carpeted. Radiator.

## BEDROOM 4 9'11" X 6'9" (3.02m X 2.06m)

The fourth bedroom is front facing, well presented. Ample room for free standing furniture. Ideal as an office/study if required. Carpeted. Radiator.

## FAMILY BATHROOM 9'4" X 5'8" (2.84m X 1.73m)

Modern three piece family bathroom suite in white with large built in vanity unit and vanity mirror with lighting. Tiling to all splash areas. Shaver point. Radiator.

## GARDENS AND GROUNDS

There are attractive well maintained gardens to the front and rear of the property. The front gardens are laid to lawn with path leading to secure side gate and rear garden. The rear gardens are bounded by fencing providing a child and pet safe environment. There are mature trees and plants in situ. Rotary dryer. External water tap. The rear gardens are laid to lawn for easy maintenance. Ideal in the summer months for garden furniture/alfresco dining.

## GARAGE/DRIVEWAY

There is a double monobloc driveway leading to single car garage with up and over door. Power and light within.

## EXTRAS INCLUDED IN SALE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances. Furniture available by separate negotiation.

## VIEWING

Viewing by appointment with Morgans 01383 620222.

## AGENTS NOTE

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists since no testing of any services or systems can be allowed. All moveable items will be included in the sale per schedule.

## TRAVEL DIRECTIONS

From Dunfermline head west via Carnegie Drive continue through the traffic lights taking the fourth turning on your right hand side into William Street. On approaching the traffic lights turn left into Rumbling Well following the road along until you see a turning on your right hand side into The Castings where the property is situated on the left hand side as sign posted.







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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