



M o r g a n s

AILEAG TORR, MASTERTON ROAD  
DUNFERMLINE, KY11 8SH  
OFFERS IN THE REGION OF £330,000





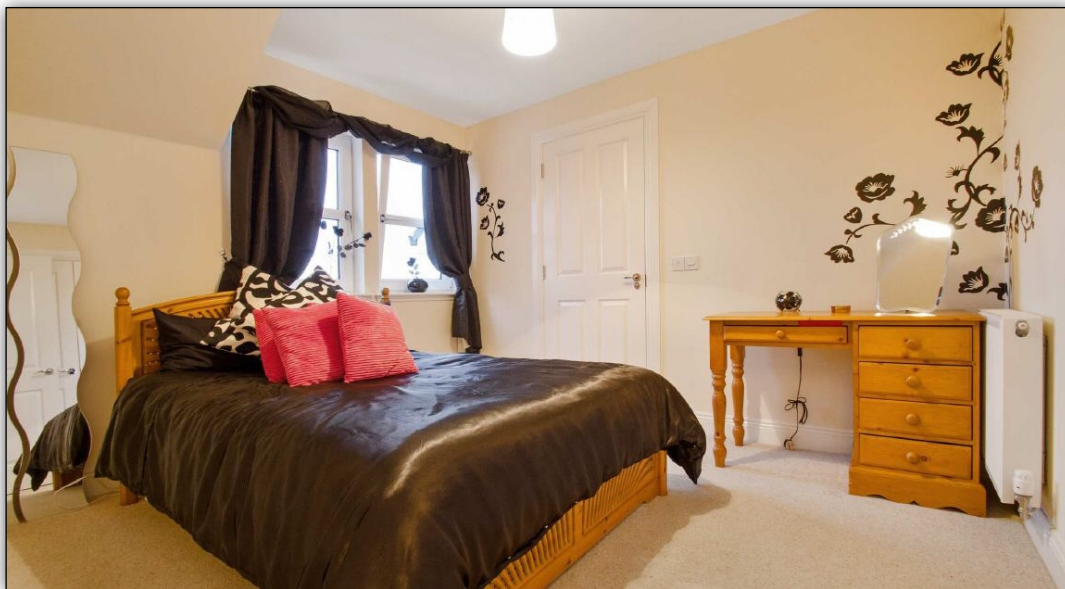
EXECUTIVE DETACHED  
FAMILY VILLA  
OCCUPYING ENVIABLE  
POSITION WITH  
FABULOUS COUNTRY  
VIEWS.





AILEAG TORR  
MASTERTON ROAD  
DUNFERMLINE  
KY11 8SH

Individually designed executive detached family villa occupying enviable position with fabulous country views. This family home is spread over two levels offering excellent accommodation with generous living space. The property is modern and contemporary and briefly comprises reception hall, lounge, dining room, dining kitchen, downstairs w.c, five bedrooms with master en-suite and family bathroom. There are private gardens to the front and rear with double garage and driveway. Early viewing is highly recommended to appreciate the standard of accommodation on offer. EPC RATING C









## 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 23'7 X 13'1

DININGROOM 13'5 X 13'1

DINING KITCHEN 17'1 X 13'1

MASTER BEDROOM 15'1 X 13'1

EN SUITE 10'2 X 8'6

BEDROOM 2 15'1 X 13'1

BEDROOM 3 11'6 X 9'10

2ND EN-SUITE 11'6 X 3'3

BEDROOM 4 10'6 X 9'10

BEDROOM 5 9'10 X 7'7

BATHROOM 7'7 X 6'11

## EXTRAS INC. IN SALE

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

## VIEWINGS

By appointment via Morgans on 01383 620222.

## TRAVEL DIRECTIONS

From Dunfermline head south via St Margarets Drive onto Bothwell Street on the A823, take the turning on the left into Aberdour Road and proceed to Masterton roundabout taking the 3rd exit onto Masterton Road. At the next roundabout go straight across where you will see a farm road. The property is situated first left as signposted within a private driveway.

## 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  
 210 sq m / 2260 sq ft  
 Garage = 43 sq m / 463 sq ft  
 Total = 253 sq m / 2723 sq ft



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**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 48391)

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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