



M o r g a n s

13 CHRISTIE STREET
DUNFERMLINE, FIFE, KY12 0AQ
OFFERS IN THE REGION OF £230,000

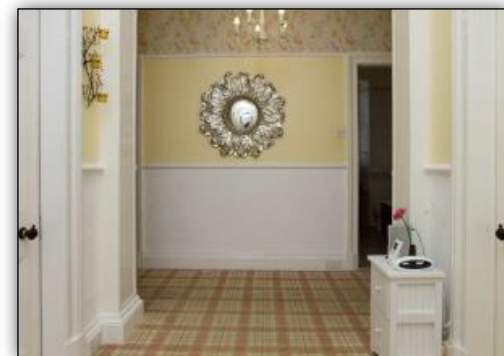


13 CHRISTIE
STREET
DUNFERMLINE
KY12 0AQ

Rarely available in today's market is the opportunity to acquire this impressive detached period home situated in one of Dunfermline's sought after locations within walking distance of the town. All amenities and schooling within easy reach. This property is a credit to the present owners and offered in move in condition with many attractive features throughout. The subjects briefly comprise entrance vestibule, reception hallway, lounge (bay window), four double bedrooms, dining kitchen and family bathroom. The property is double glazed with gas central heating together with attractive gardens to front and rear with driveway leading to garage. Viewing a must. EPC Rating D.



IMPRESSIVE DETACHED
PERIOD HOME IN
SOUGHT AFTER
LOCATION CLOSE TO ALL
AMENITIES. VIEWING A
MUST.



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.

MEASUREMENTS

LOUNGE 17'5 x 16'1

DINING KITCHEN 17'9 x 10'10

BEDROOM 1 16'1 x 14'5

BEDROOM 2 14'1 x 10'10

BEDROOM 3 14'1 x 7'3

BEDROOM 4 10'2 x 9'8

BATHROOM 9'6 x 5'3

EXTRAS INC. IN SALE

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

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

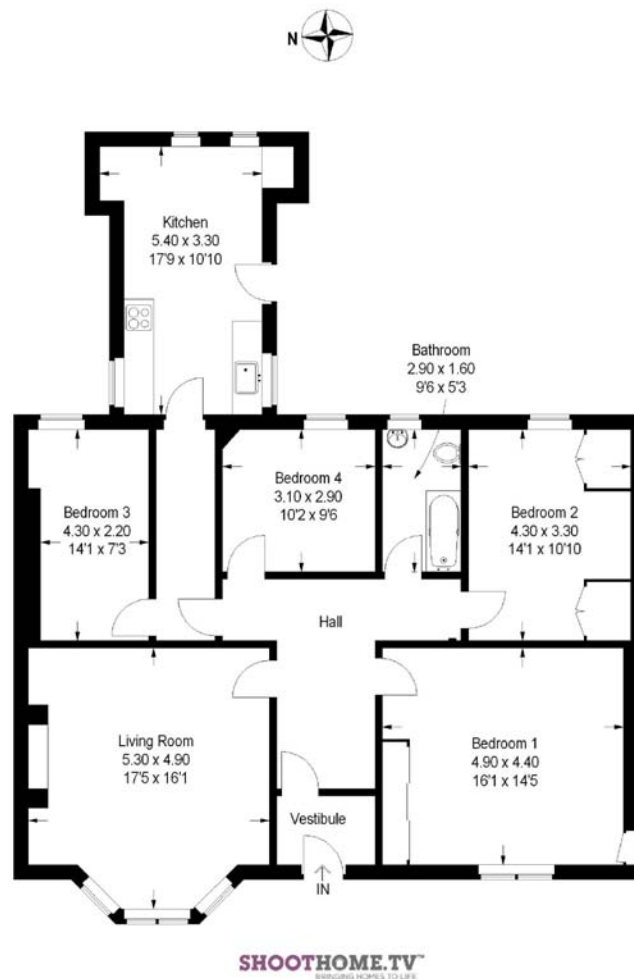
TRAVEL DIRECTIONS

From Dunfermline head north via Townhill Road, passing through the mini roundabout taking the second turning on the right into Bellyeoman Road and then second left onto Christie Street where the property is situated on the right 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.





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 91719)

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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