



Morgans

15 INCHKEITH COURT
DUNFERMLINE, FIFE, KY11 4EZ
FIXED PRICE £72,500

**15 INCHKEITH
COURT
DUNFERMLINE
KY11 4EZ**

This property can be purchased outright or an option via Kingdom Housing for a 25% share can be purchased. Early entry. Entrance vestibule, lounge with staircase leading to the upper level. Breakfasting kitchen with rear door to gardens. On the upper level there are two double bedrooms with fitted wardrobes and three piece bathroom suite in white. The property is double glazed with gas central heating. There are private residents parking to the front and ample visitors parking. Front garden. 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 10'1 X 8'2
KITCHEN 12'2 X 9
BEDROOM 1 9'2 X 7'2
BEDROOM 2 9' X 8

EXTRAS INC. IN SALE

All integrated fixtures and fittings together with light fittings and blinds.

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

From Dunfermline head south via St Margarets Drive and proceed under the via duct in Woodmill Road, passing straight ahead at the mini roundabout turning first right into Sheilds Road and take the next turning on the left into Inchkeith Drive and then left into Inchkeith Court 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.

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. No moveable items will be included in the sale.



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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