



Morgans

34 GLEN NEVIS DRIVE
DUNFERMLINE, KY11 4QT
OFFERS IN THE REGION OF £75,000

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Great opportunity to purchase this end terraced one bed ground floor flat in move in condition. The location is served well by transport links, local amenities and would ideally suit couples or buy to let Investors. The accommodation comprise entrance porch, lounge, bedroom, kitchen, shower room and there is ample storage. The property benefits from gas central heating, double glazing, alarm system, private garden with side gate access and a designated parking space. Viewing recommended. 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 15'9" x 10'9"

BEDROOM 11'1" x 8'9"

KITCHEN 11'4" x 5'10"

SHOWER ROOM 6'5" x 5'6"

EXTRAS INC. IN SALE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances and white goods as seen.

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

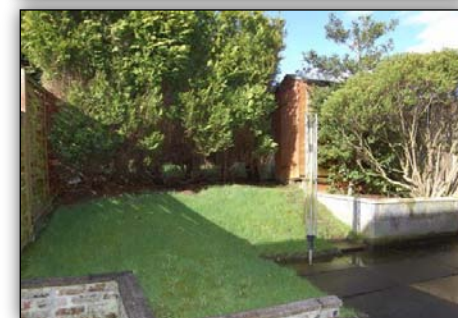
From Dunfermline head south via St Margaret's Drive onto Bothwell Street proceeding to the second set of traffic lights and turn left into Aberdour Road and then over the mini roundabout taking the first turning on the right into Glen Nevis Drive and first right again, the property will be sign posted.

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.



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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SOLICITORS | ESTATE AGENTS | MORTGAGE & FINANCIAL ADVISERS
33 EAST PORT | DUNFERMLINE | FIFE | KY12 7JE
TEL: 01383 620222
WWW.MORGANLAW.CO.UK

