



Morgans

46 PETREL WAY  
DUNFERMLINE, FIFE, KY11 8GY  
FIXED PRICE £184,950







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DUNFERMLINE  
KY11 8GY

Beautifully presented detached family villa in sought after estate close by to all amenities including Tesco superstore and schooling. The property is offered in move in condition and comprises on the ground floor, entrance with door to integral garage, lounge, dining room, kitchen, utility room and wc and on the upper level there are four bedrooms with master en-suite and family bathroom. The property benefits from double glazing and gas central heating. There is a double driveway leading to single car garage with power and light. Essential Viewing. EPC RATING C.



BEAUTIFULLY PRESENTED  
FAMILY VILLA IN  
SOUGHT AFTER  
RESIDENTIAL ESTATE  
CLOSE TO ALL AMENITIES  
AND SCHOOLING.

## 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 15'7 X 13'3

DINING ROOM 9'1 X 8'0

KITCHEN 11'9 X 9'7

MASTER BEDROOM 13'5 X 11'9

EN-SUITE 6'5 X 5'9

BEDROOM 2 14'5 X 9'5

BEDROOM 3 14'9 X 9'0

BEDROOM 4 9'0 X 8'9

BATHROOM 6'11 X 6'6

## EXTRAS INC. IN SALE

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

## VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

## TRAVEL DIRECTIONS

From Dunfermline city centre head south taking the first exit onto the A823 under the viaduct into Bothwell Street. At the second set of traffic lights bear left onto the B916, Aberdour Road and at the Masterton Roundabout take the second exit and then first left into Pitmedden Road. Take left again into Tern Road then first left in to Petrel Way where the property is situated on the right hand side as sign posted.

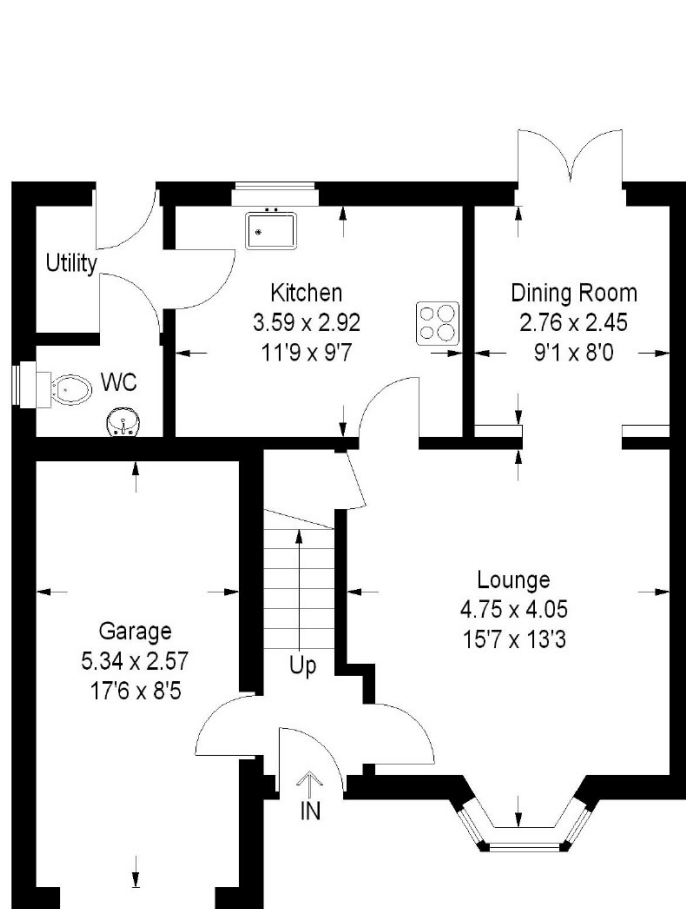
## MORGANS PROPERTY PACKAGE

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.

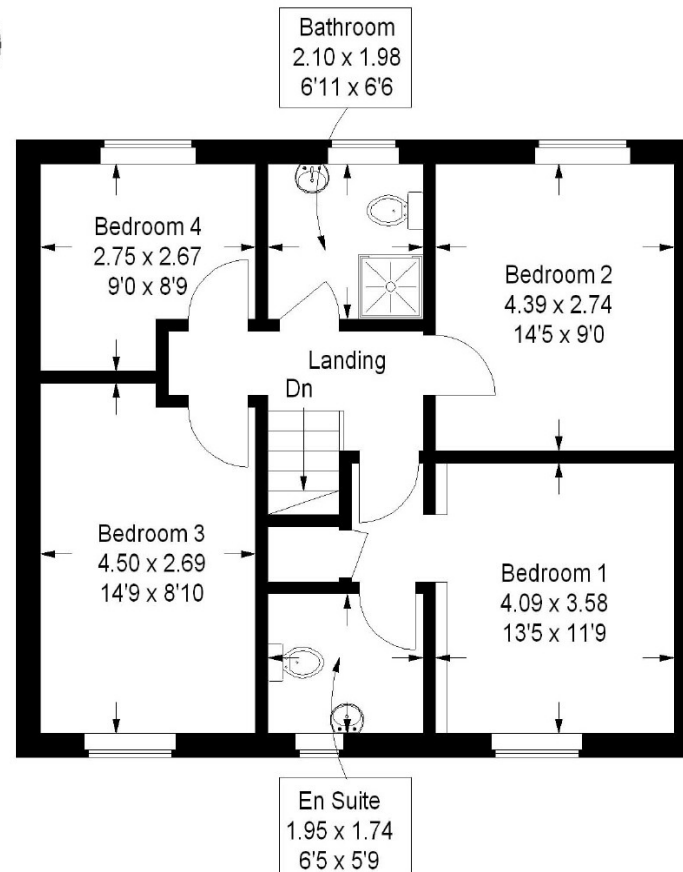








**Ground Floor**



**First Floor**

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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 94398)

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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