



M o r g a n s

8 DEE PLACE
DUNFERMLINE, FIFE, KY11 4NF
OFFERS IN THE REGION OF £75,000



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KY11 4NF

Keenly priced end terraced villa situated on elevated plot with private gardens within a quiet cul-de-sac. The subjects briefly comprise entrance vestibule, lounge, kitchen, two double bedrooms and bathroom. The property would ideally suit a couple or small family or investor. The subjects are double glazed with gas central heating and on street parking. Essential Viewing. EPC Rating



QUIETLY POSITIONED
END TERRACED VILLA
IDEALLY PLACED FOR ALL
LOCAL AMENITIES.

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 18'3 x 10'5

KITCHEN 11'7 x 7'7

BEDROOM 1 12'2 x 9'3

BEDROOM 2 15'11 x 8'9

BATHROOM 6'1 x 5'8

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

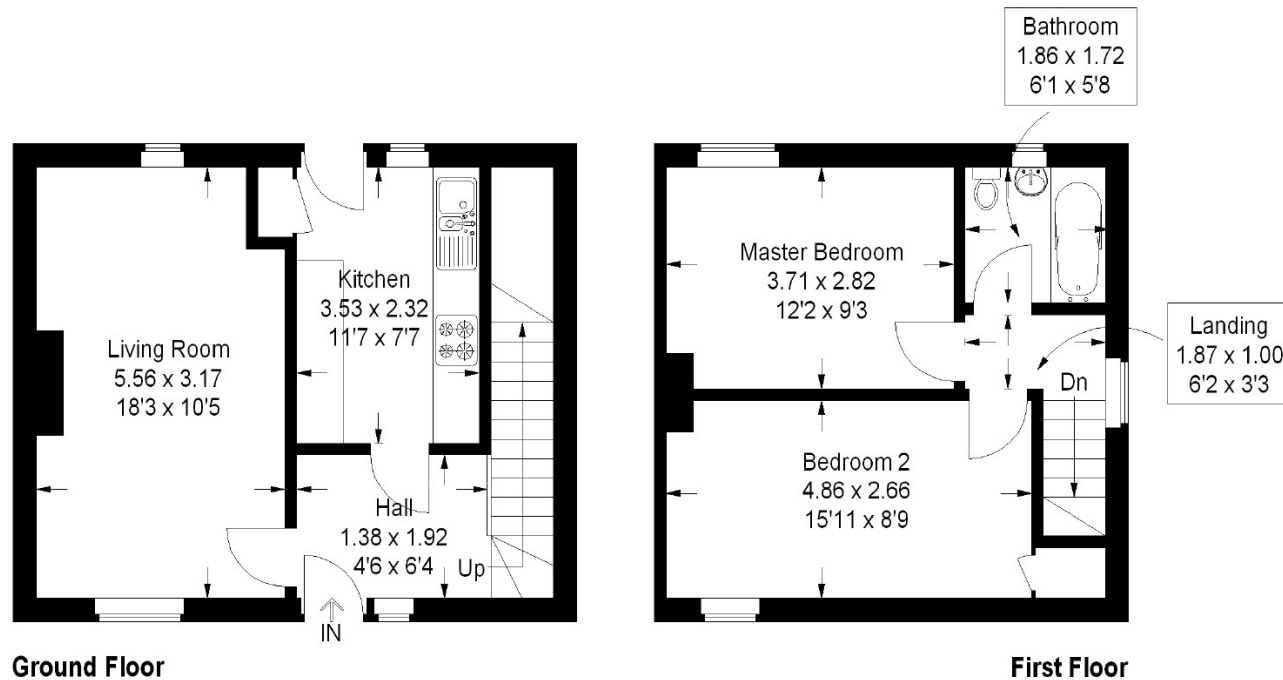
From Dunfermline town centre head south via St Margarets Drive proceeding into Bothwell Street and at the second set of traffic lights take a direct left into Aberdour Road on the B916 passing Pitcorthie primary school on your left hand side take the second turning on your left into Tweeddale Drive and at the junction take a direct right into Tweed Street and then first right into Don Road taking the next left into Clyde Crescent opposite Dee Place where you will see the property situated in the elevated position 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.







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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. (ID94083)

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

