



Morgans

12 GLAMAIG WAY
DUNFERMLINE, FIFE, KY11 8JE
OFFERS IN THE REGION OF £230,000



12 GLAMAIG WAY
DUNFERMLINE
KY11 8JE

Beautifully presented detached Bellway Home on a corner plot within a quiet Cul-de-sac location in the Eastern expansion. The property is in immaculate move in condition and has been finished throughout to a high specification. The locale has excellent local amenities and schools close by. The accommodation comprises reception hall, downstairs WC, lounge with bay window and a limestone feature fireplace with French doors leading to the dining room; both the dining room and kitchen/dining area have patio doors leading to the rear garden, the utility room completes the downstairs accommodation. On the upper level the master bedroom has an en-suite and a feature balcony with Velux window system; there are three further bedrooms, (one with en-suite) and a fully tiled family bathroom with heated towel rail. The property benefits from gas central heating, double glazing, ample storage, attic with ladder for access (partially floored) , garden to the front, rear and side with greenhouse, single garage with power/lighting and a driveway. Viewing is highly recommended. EPC RATING C.



IMMACULATE DETACHED
BELLWAY HOME IN
DESIRABLE LOCATION
WITHIN THE EASTERN
EXPANSION

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 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 21'11 x 12'8
DINING ROOM 10'4 x 8'10
KITCHEN/DINING AREA 20'2 x 10'4
UTILITY 9'4 x 5'6
MASTER BEDROOM 21'10 x 12'10
EN SUITE 8'9 x 3'8
BEDROOM 2 15'11 x 12'4
2ND ENSUITE - 6'10 x 5'5

BEDROOM 3 11'5 x 11'0
BEDROOM 4/OFFICE 8'10 x 8'3
FAMILY BATHROOM 12'1 x 8'4
GARAGE 16'5 x 9'5

EXTRAS INC IN SALE

All floor coverings, blinds, integrated kitchen appliances and bathroom fittings.

VIEWINGS

Viewings by appointment via Morgans on 01383 620222.

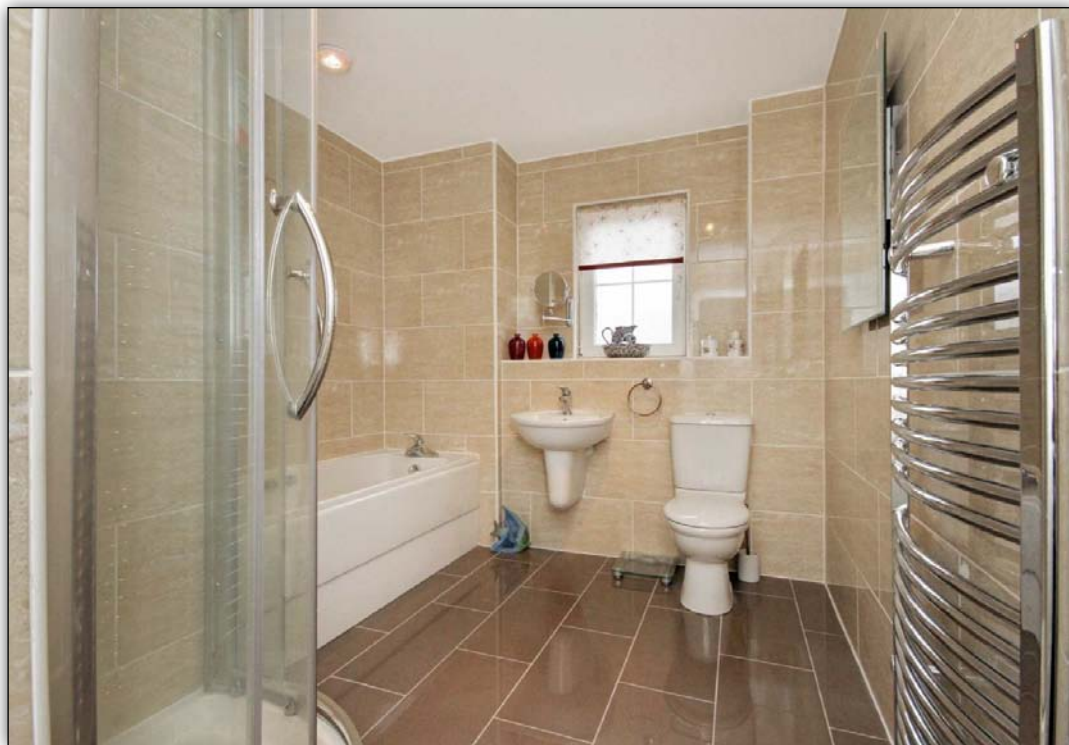
TRAVEL DIRECTIONS

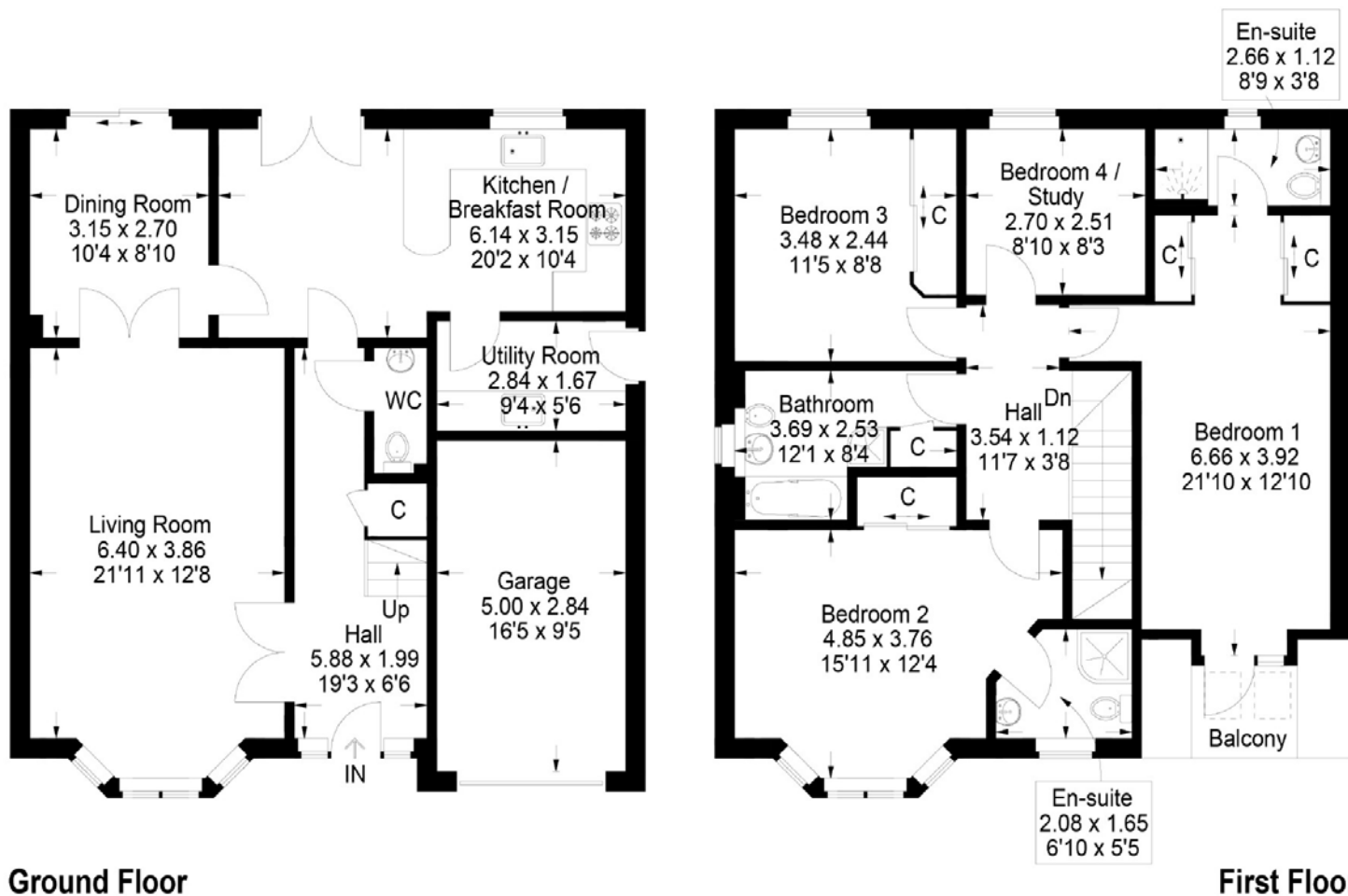
From Dunfermline head south via St Margaret's Drive and proceed to Hospital Hill and turn left onto Aberdour Road and proceed to Masterton roundabout heading straight across, straight over the next roundabout and pass Masterton Primary on the right hand side, proceed over the next two roundabouts taking first exit left onto Sandpiper Drive following the road round and at the next roundabout turn left onto Tirran Drive then take the second left into Glamaig Way where the property is situated on a corner plot and will be 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. (ID99834)

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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