



Morgans

11 BIRCH GROVE  
PITCORTHIE, DUNFERMLINE, FIFE, KY11 8BE  
FIXED PRICE £124,995



11 BIRCH GROVE  
DUNFERMLINE  
KY11 8BE

Well appointed semi detached villa situated on corner plot within popular Pitcorthie estate close to all amenities and schooling. Ideal family home. The property briefly comprises entrance hall, lounge/diner, modern kitchen, three bedrooms and shower room with double cubicle. There are attractive gardens to the front and rear with monobloc driveway leading to single car garage. The property is double glazed with gas central heating. Essential Viewing. EPC Rating D.



WELL APPOINTED FAMILY  
VILLA ON CORNER PLOT  
CLOSE TO ALL AMENITIES  
AND SCHOOLING. IDEAL  
FAMILY HOME.

## 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.

## MEASUREMENTS

LOUNGE 13'7 x 10'2

DINING ROOM 11'6 x 8'8

KITCHEN 11'7 x 7'7

BEDROOM 1 13'8 x 10'

BEDROOM 2 11'7 x 10'

BEDROOM 3 10'5 x 7'8

SHOWER ROOM 6'4 x 6'2

## EXTRAS INC. IN SALE

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

## TRAVEL DIRECTIONS

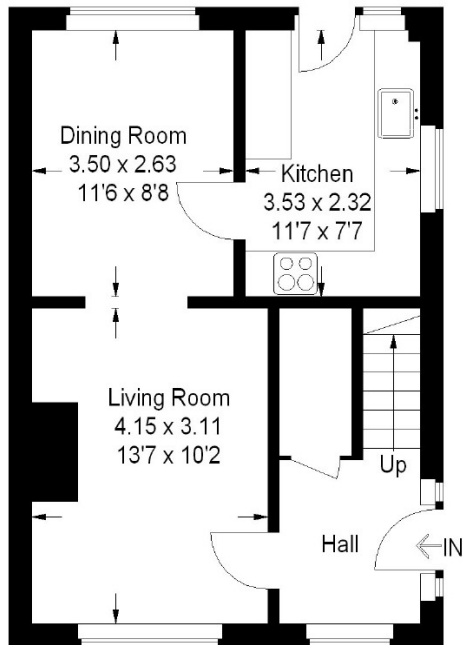
From Dunfermline head south via St. Margarets Drive onto the A823 passing through two sets of traffic lights. On approach to the first roundabout take the first exit onto Laburnum Road, then a direct right into Pitcorthie Drive travelling several hundred yards you will see a turning on the right into Birch Grove where the property is situated in the cul de sac on the left hand side as sign posted.

## MORGANS PROPERTY PACKAGE

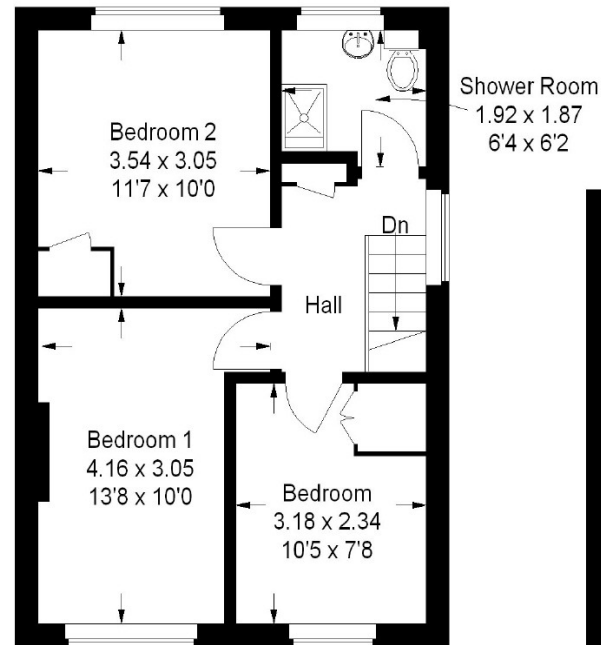
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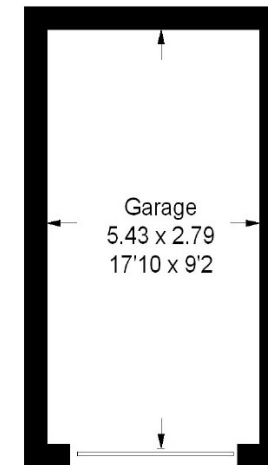




**Ground Floor**



**First Floor**



(Not Shown In Actual Location/ Orientation)

**Garage**

**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 101421 )

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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