



M o r g a n s

15 ISLAY ROAD
DUNFERMLINE, FIFE, KY11 4DT
OFFERS IN THE REGION OF £80,000

**15 ISLAY ROAD
DUNFERMLINE
KY11 4DT**

Well appointed end terraced villa close to all amenities and schooling. The property is situated on a good sized plot with generous gardens. The accommodation comprises entrance hall, lounge, dining kitchen and on the upper level two double bedrooms, one single bedroom and bathroom. The property has private gardens to the front and rear. The subjects are double glazed with gas central heating. Essential Viewing. EPC RATING D.

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 17'9 x 10'6
KITCHEN 21'0 x 9'9
BEDROOM 1 12'6 x 10'6
BEDROOM 2 14'9 x 8'6
BEDROOM 3 9'10 x 6'7
BATHROOM 6'7 x 5'5

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 city centre head south via St Margarets Drive taking a direct left under the via duct into Woodmill Street. Follow the road along taking the third turning on the right into Shields Road and the fourth turning on the right into Islay Road where the property is situated a few hundred yards along on the left 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.



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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