



Morgans

46 PITBAUCLIE BANK  
DUNFERMLINE, FIFE, KY11 8DP  
OFFERS OVER £295,000



46 PITBAUHLIE  
BANK  
DUNFERMLINE  
KY11 8DP

Rarely available in today's market is the opportunity to acquire this charming detached family home situated on enviable corner plot within quiet cul-de-sac on approximately 1/3 of an acre with stunning gardens and grounds. This home is spread over two levels providing flexible accommodation within an exclusive area. The generous accommodation briefly comprises, entrance vestibule, reception hall, good storage, formal sitting room, garden room open plan to dining room, breakfasting kitchen, utility room, downstairs shower room. There are two double bedrooms on the ground floor along with a family bathroom and two double bedrooms on the upper floor with excellent storage/dressing room. The property benefits from gas central heating and double glazing together with driveway giving access to several vehicles leading to double garage with power and light. The gardens are a credit to the present owners stocked with an abundance of mature plants, shrubs and borders. Garden pond and greenhouse. Truly must be seen to be appreciated. EPC Rating D.



EXCELLENT FAMILY  
HOME IN SOUGHT AFTER  
AREA. CHARMING  
PROPERTY FULL OF  
CHARACTER. MATURE  
GARDENS APPROX 1/3  
ACRE.



## 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

LIVING ROOM 18'9 x 14'2

DINING/SUN ROOM 17'9 x 14'7

KITCHEN 17'9 x 8'0

UTILITY ROOM 8'6 x 6'5

SHOWER ROOM 8'2 x 2'9

BEDROOM 1 15'8 x 12'0

BEDROOM 2 12'8 x 12'2

BEDROOM 3 12'10 x 11'2

BEDROOM 4 12'2 x 8'6

STORAGE CUPBOARD 9'1 x 6'11

BATHROOM 7'9 x 6'3

## EXTRAS INC. IN SALE

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

## VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

## TRAVEL DIRECTIONS

From Dunfermline travel south via St Margarets Drive turning left under the via duct into Bothwell Street. Proceed to the second set of traffic lights and then take the next turning on the left into Pitbauchlie Bank where the property is situated at the end of the cul-de-sac as signposted.

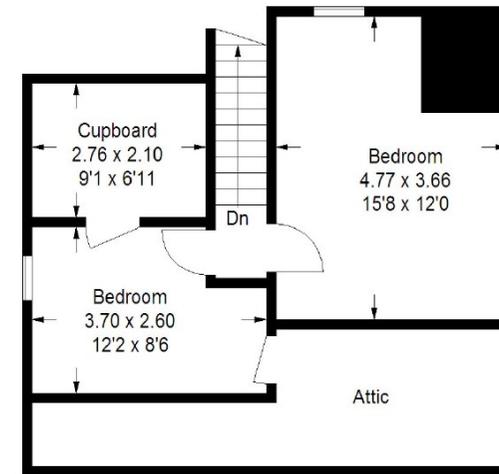
## MORGANS PROPERTY PACKAGE

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.





**Ground Floor**



**First Floor**

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 102893 )

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

