



Morgans

31 BRAEMAR DRIVE  
DUNFERMLINE, FIFE, KY11 8ES  
OFFERS IN THE REGION OF £220,000







31 BRAEMAR  
DRIVE  
DUNFERMLINE  
KY11 8ES

Situated on an attractive plot (not overlooked), this modern and stylish, well appointed ideal family home is located in a popular residential estate, close to local amenities, schooling and Tesco superstore. The accommodation comprises on the ground floor, reception hall, downstairs wc, lounge, dining room with inter connecting door to breakfasting kitchen and utility area; on the upper level there are four bedrooms (master en-suite) and family bathroom. The property benefits from double glazing and gas central heating. There are attractive gardens to the front and rear. A double driveway leads to integral single car garage. Essential Viewing. EPC RATING C



SUPERB FAMILY HOME,  
QUIETLY SITUATED IN  
SOUGHT AFTER ESTATE  
CLOSE TO ALL  
AMENITIES. ESSENTIAL  
VIEWING.

## 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 15'4 x 15'1

DINING ROOM 11'1 x 10'4

BREAKFASTING KITCHEN 15' x 10'3

MASTER BEDROOM 12'1 x 11'2

EN-SUITE 6'5 x 5'

BEDROOM 2 10'2 x 9'2

BEDROOM 3 14' x 8'5

BEDROOM 4 9'7 x 7'9

BATHROOM 7'5 x 5'5

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## EXTRAS INC. IN SALE

All floor coverings, blinds, bathroom fittings and light fittings (with the exception of the dining room fitting) together with integrated appliances.

## VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

## TRAVEL DIRECTIONS

From Sinclair Gardens roundabout in the city centre head east via Appin Crescent continuing into Halbeath Road passing the football stadium on the left hand side. When you come to the second set of traffic lights turn right into Linburn Road continue along turning left into Dunlin Drive then first left into Braemar Drive where the property is situated on the left hand side signposted.

## MORGANS PROPERTY PACKAGE

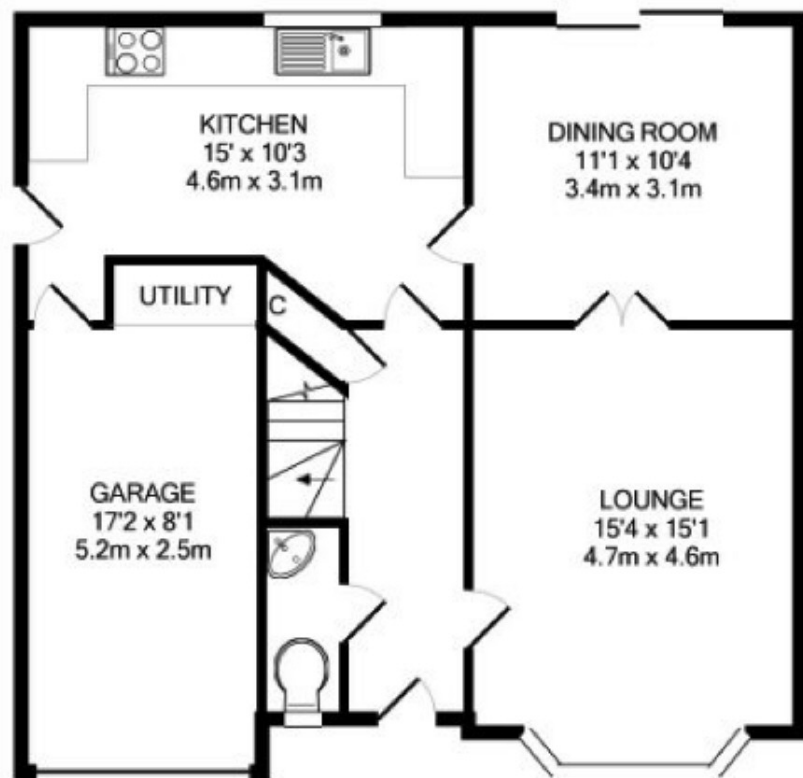
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. We are also Mortgage and Financial Advisers. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.



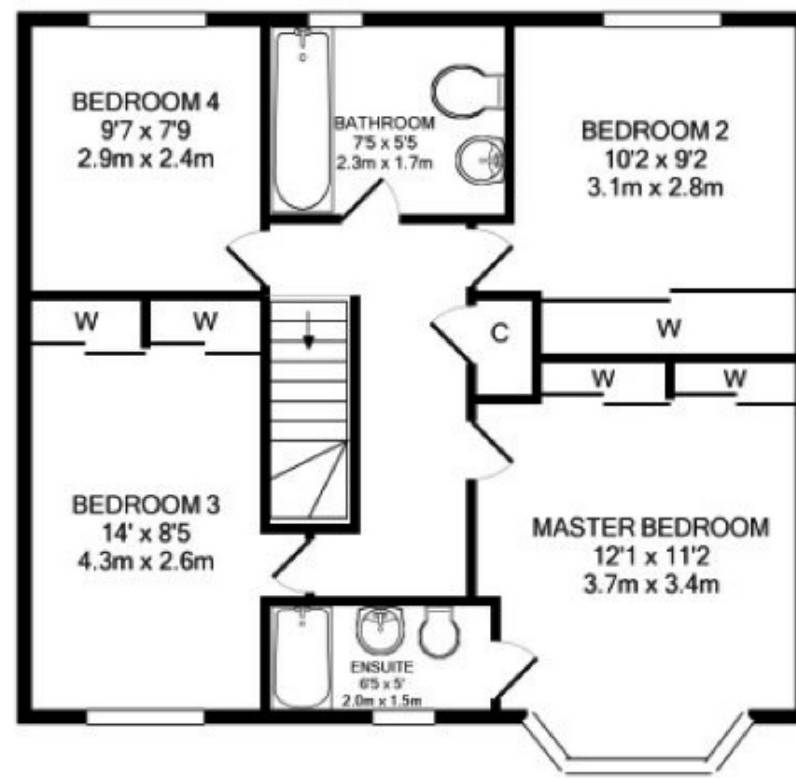
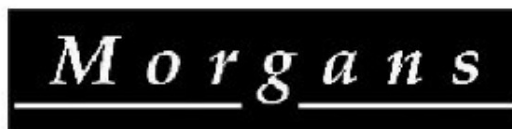








GROUND FLOOR  
APPROX. FLOOR  
AREA 639 SQ.FT.  
(59.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 620 SQ.FT.  
(57.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1260 SQ.FT. (117.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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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