



Morgans

41 FIELDFARE VIEW
DUNFERMLINE, FIFE, KY11 8FY
OFFERS IN THE REGION OF £200,000



41 FIELDFARE VIEW
DUNFERMLINE
KY11 8FY

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.. Dunfermline is located approximately five miles from the Forth Road Bridge. 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. The local railway stations provide 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.



QUIETLY SITUATED
MODERN DETACHED
VILLA IN SOUGHT AFTER
LOCALE CLOSE TO ALL
AMENITIES AND
SCHOOLING.

DESCRIPTION

We are pleased to bring to the market the opportunity to acquire this well presented, modern and contemporary detached family villa situated on a quiet corner plot off the main road providing an ideal child and pet safe environment. The subjects comprise reception hall, cloakroom with WC, lounge, dining room with french doors leading to garden, kitchen with shelved pantry, utility area, office/study, family bathroom, four double bedrooms (master en-suite); bedrooms 1 and 2 have built in wardrobes; bedroom 3 is currently used as a TV/Music room and bedroom 4 is a nursery. The property benefits from gas central heating, double glazing and a partially floored attic with lighting, accessed by a substantial folding wooden stair. There are attractive gardens recently landscaped to the front, side and rear with greenhouse and decking area. The driveway leading to a single garage can accommodate several cars. Early viewing is highly recommended to appreciate the accommodation on offer. EPC RATING C.

MEASUREMENTS

LOUNGE 15'2 x 11'3

KITCHEN 13'7 x 9'8

WC 6'3 X 3'6

UTILITY 5'10 x 5'0

DINING ROOM 11'3 x 8'9

STUDY 7'3 x 7'3

BEDROOM 1 12'3 x 11'7

ENSUITE 5'6 x 5'2

BEDROOM 2 12'5 x 9'11

BEDROOM 3 11'0 x 8'10

BEDROOM 4 8'9 x 8'7

BATHROOM 7'0 x 5'7

EXTRAS INC IN THE SALE

All floor coverings, blinds, bathroom fittings, light fittings, gas hob, electric fan assisted oven, dishwasher, greenhouse and cinema system connected to sky box in bedroom 3.

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

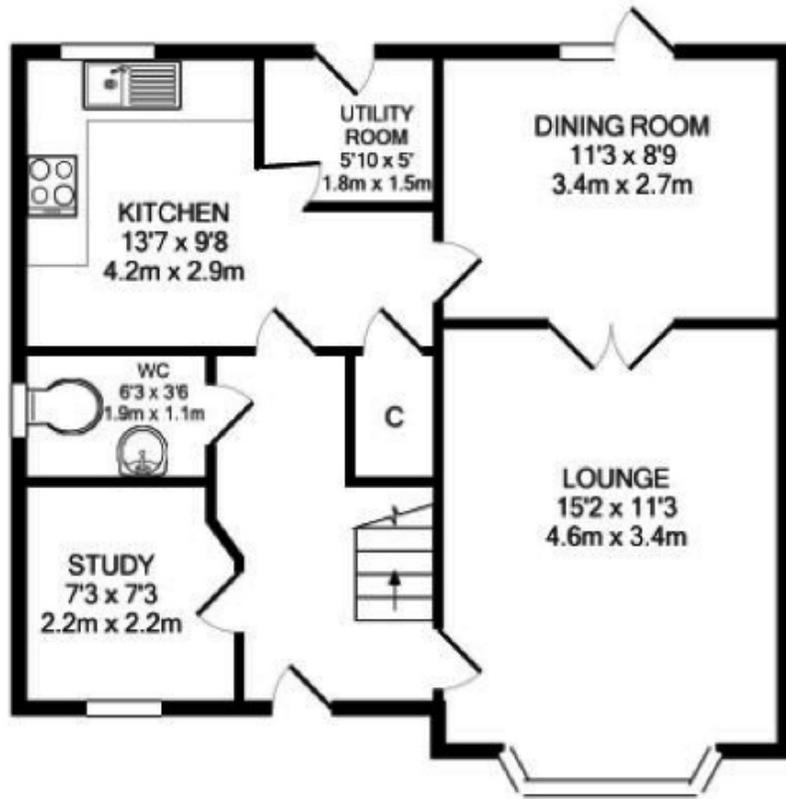
Exit M9 motorway at Halbeath Interchange (Dulloch exit), passing Fife Leisure Park on the left, take 2nd exit at roundabout, 3rd exit at next roundabout, straight over the next roundabout, 1st left at next roundabout into Greenshank Drive, Fieldfare View is 1st left where the property is signposted.

MORGANS PROPERTY PACKAGE

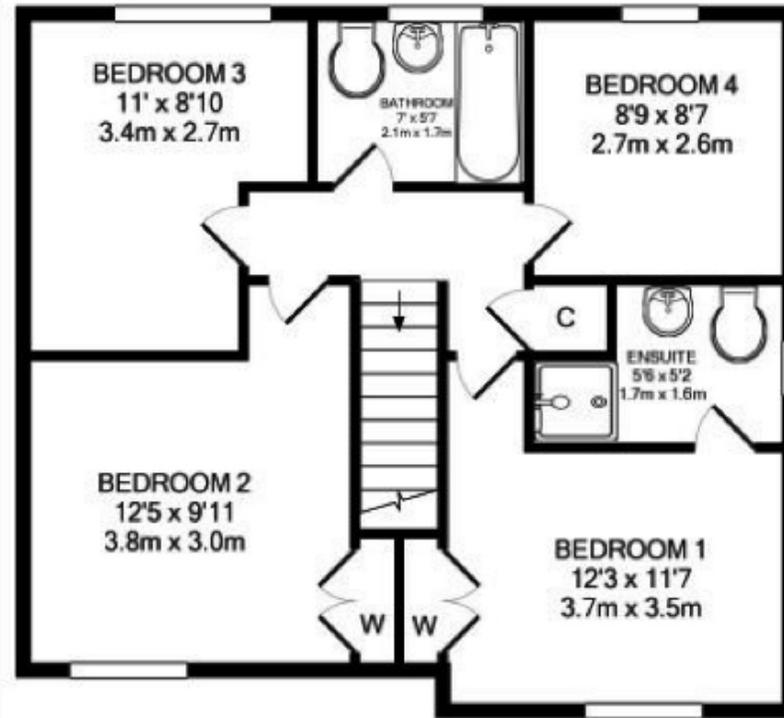
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. We are also Mortgage and Financial Advisers.







GROUND FLOOR
APPROX. FLOOR
AREA 548 SQ.FT.
(50.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 540 SQ.FT.
(50.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1089 SQ.FT. (101.1 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.

Morgans

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