Morgans

93 St John's Drive
Garvock, Dunfermline, KY12 7TL
Offers in the region of £160,000

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Drive
Dunfermline
KY12 7TL

Beautifully presented detached family home in sought after Garvock. The property is a credit to the present owners and offered in move in condition. The subjects briefly comprise entrance hall, lounge, dining kitchen open plan family area with door to rear gardens. On the upper level there are three double bedrooms and modern family bathroom. Attic. The property benefits from superb well stocked and maintained gardens to the front and rear with seating areas and raised decking -a real haven. From upstairs there are fabulous open views towards the Bridges and town. Double monobloc driveway. Essential Viewing. EPC RATING C

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. 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.

MEASUREMENTS

LOUNGE 14'3 X 14'0
DINING KITCHEN 17'1 X 11'1
BEDROOM 1 14'0 X 9'10
BEDROOM 2 9'1 X 7'10
BEDROOM 3 9'1 X 8'7
BATHROOM 6'7 X 6'7

EXTRAS INC. IN SALE

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

VIEWINGS

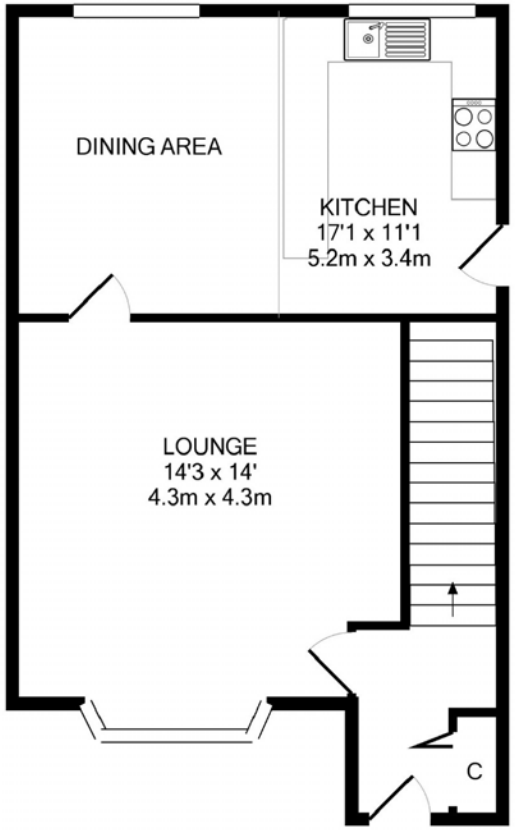
All viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

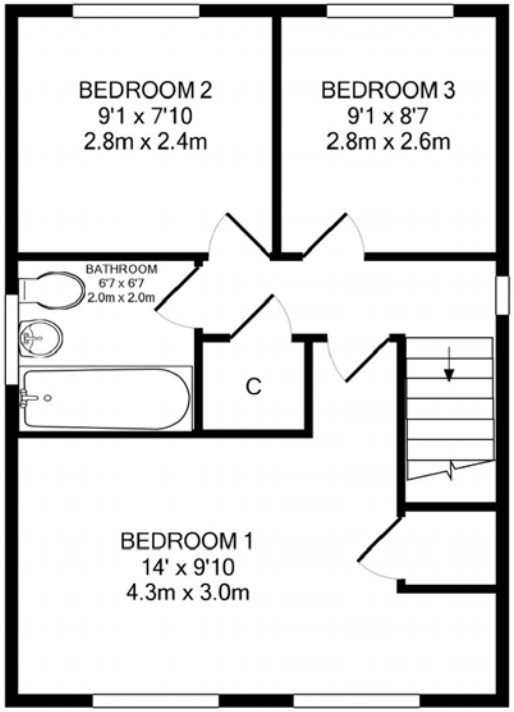
From Dunfermline head east and take the second exit onto Appin Crescent proceeding to the mini roundabout. Take the 2nd exit onto Garvock Hill then first right onto St. John's Drive where the property is located on the right hand side signposted.

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



1ST FLOOR

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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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