



Morgans

3 PINKERTON CRESCENT
DUNFERMLINE, FIFE, KY11 8LP
OFFERS IN THE REGION OF £330,000

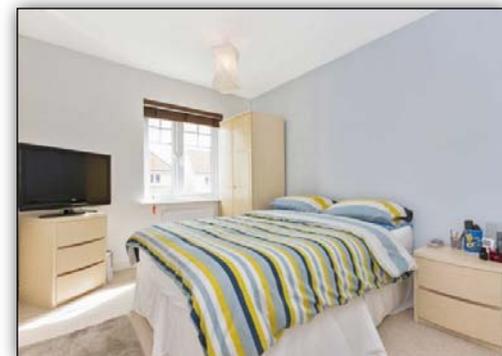


3 PINKERTON
CRESCENT
DUNFERMLINE
KY11 8LP

Rarely available property type occupying a commanding position within exclusive Redrow Estate is this executive detached family villa in prestigious location. Offering fantastic generous family accommodation over two levels; stylish throughout. The property comprises reception hall, downstairs WC, lounge, dining kitchen, utility room, family room, dining room, study; on the upper level, family bathroom and five bedrooms two with en-suites, master bedroom also benefiting from walk in dressing room. There are attractive gardens with built in BBQ and decking. Private driveway leading to detached double garage. Outline planning permission for extension/conversion. EPC RATING C.



EXCELLENT FAMILY
HOME IN EXECUTIVE
CUL-DE-SAC OF SIMILAR
PROPERTIES. GENEROUS
ACCOMMODATION.
STYLISH THROUGHOUT.



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 18'6 x 12'11

FAMILY ROOM 10'4 x 7'5

BREAKFASTING KITCHEN 17'1 x 10'3

WC 5'4 X 3'4

UTILITY 8'2 x 5'5

STUDY 11'3 X 6'2

DINING ROOM 15'2 X 12'3

MASTER BEDROOM 12'11 X 11'3

EN-SUITE 7'4 X 6'11

BEDROOM 2 12'8 X 11'7

EN-SUITE 12'8 X 4'4

BEDROOM 3 14'3 X 10'1

BEDROOM 4 10'6 X 9'0

BEDROOM 5 10'6 X 8'6

BATHROOM 10'0 X 5'11

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.

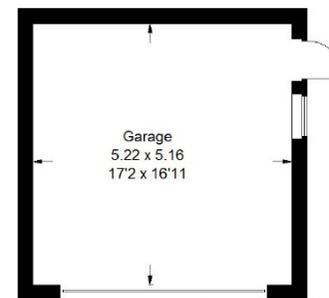
TRAVEL DIRECTIONS

From Dunfermline city centre head south via St Margarets Drive proceeding straight ahead under the railway bridge into Bothwell Street. At the first roundabout proceed ahead and at the second set of traffic lights take a direct left into Aberdour Road on the B916. On approach to the Masterton roundabout continue straight over and onto the next two mini roundabouts going past the Masterton Primary School on your right. You will see a turning on the right hand side (Middlebank) follow the road down and take the turning on the right onto Pinkerton Crescent where the property is on the left hand side as signposted.

MORGANS PROPERTY PACKAGE

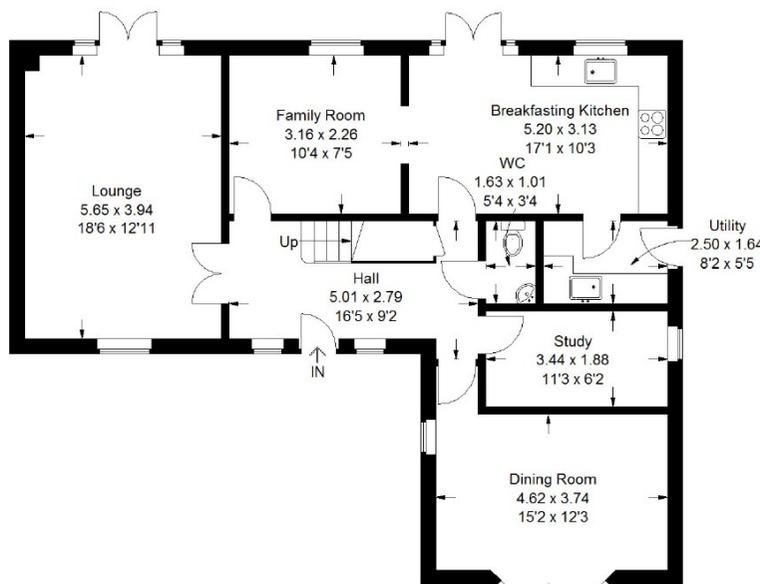
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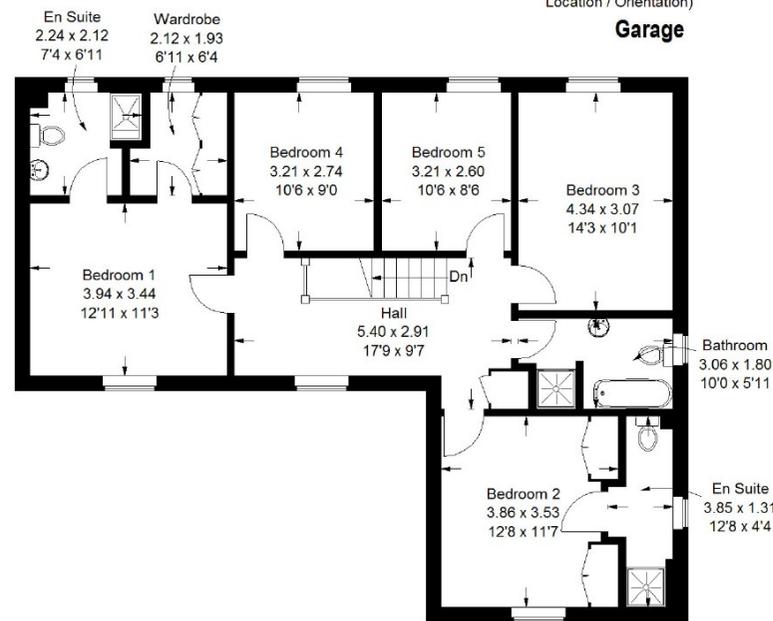


(Not Shown In Actual Location / Orientation)

Garage



Ground Floor



First Floor



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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 119428)

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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