



Morgans

74 KINGFISHER PLACE
DUNFERMLINE, KY11 8JN
OFFERS IN THE REGION OF £182,500



74 KINGFISHER
PLACE
DUNFERMLINE
KY11 8JN

Modern and stylish detached family home on enviable corner plot in sought after residential area close to Tesco superstore, all amenities, schooling and recreational facilities. The property comprises reception hall, downstairs wc, lounge, dining room, kitchen, three double bedrooms (master en-suite) and family bathroom. The property benefits from double glazing and gas central heating. There are attractive gardens to the front, side and rear with double driveway leading to garage. Essential Viewing. EPC RATING C



ENVIABLE CORNER PLOT
IN SOUGHT AFTER
LOCATION. IDEAL
FAMILY HOME CLOSE TO
ALL AMENITIES.

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 12'6 x 11'1

DINING ROOM 10' x 8'7

KITCHEN 12' x 8'7

MASTER BEDROOM 13'3 x 9'1

ENSUITE 7'3 x 5'7

BEDROOM 2 11'2 x 8'9

BEDROOM 3 9'9 x 9'5

BATHROOM 8'7 x 8'2

EXTRAS INC. IN SALE

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

TRAVEL DIRECTIONS

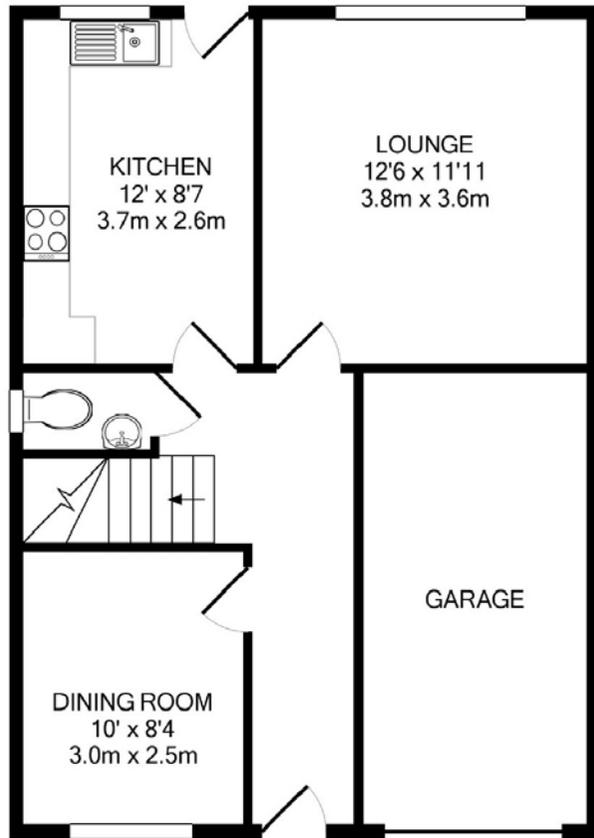
Travelling east of Dunfermline on approach to Tesco super store from the south. Proceed straight through the roundabout heading towards the Wimpey Development taking the first turning on your right into Kingfisher Place following the road round where you will see the property on the right hand side as sign posted.

MORGANS PROPERTY PACKAGE

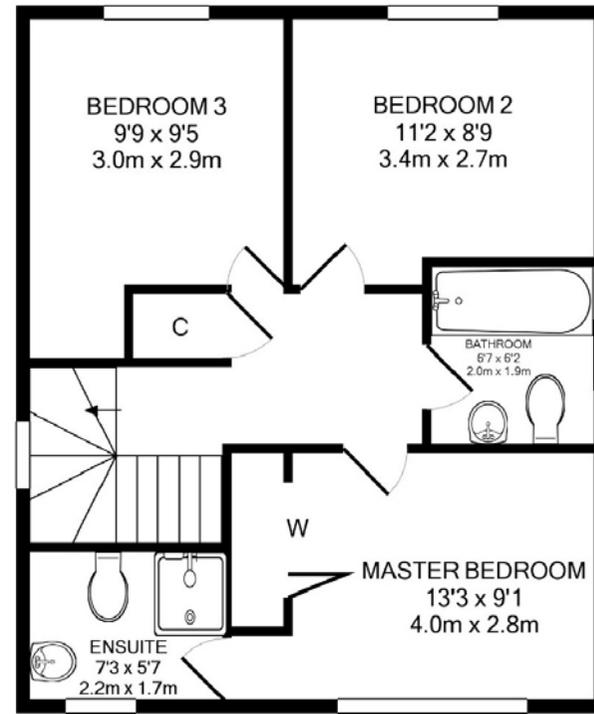
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GROUND FLOOR



1ST FLOOR



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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