



M o r g a n s

8 COWAL PLACE
DUNFERMLINE, FIFE, KY11 8GP
OFFERS IN THE REGION OF £420,000



8 COWAL PLACE
DUNFERMLINE
KY11 8GP

Rarely available property type occupying a commanding position within exclusive Cala Estate is this executive detached family villa in prestigious location. Offering fantastic family accommodation over two levels and generous accommodation throughout. The property comprises entrance vestibule, reception hall, downstairs WC, lounge, dining room, dining kitchen, family room, utility room, study, five bedrooms with two en-suites and family bathroom. There are landscaped gardens, feature decking and private driveway leading to double garage. EPC RATING C.



EXECUTIVE DETACHED
FAMILY VILLA BY CALA
HOMES OCCUPYING
ENVIABLE PLOT IN
PRESTIGIOUS LOCATION.

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 town, 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 ways 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 town. The local railway station provides 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 24'0 x 17'0 (into Bay)
DINING ROOM 16'10 x 12'3
DINING KITCHEN 17'1 x 10'4
FAMILY ROOM 12'3 x 10'5
UTILITY ROOM 11'8 x 5'10
STUDY 11'8 x 9'4
MASTER BEDROOM 21'3 x 14'4
EN-SUITE 11'5 x 8'9

BEDROOM 2 12'5 x 12'2
EN-SUITE 7'8 x 5'3
BEDROOM 3 11'9 x 9'7
BEDROOM 4 10'9 x 9'0
BEDROOM 5 10'3 x 9'8
BATHROOM 10'0 x 7'1

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

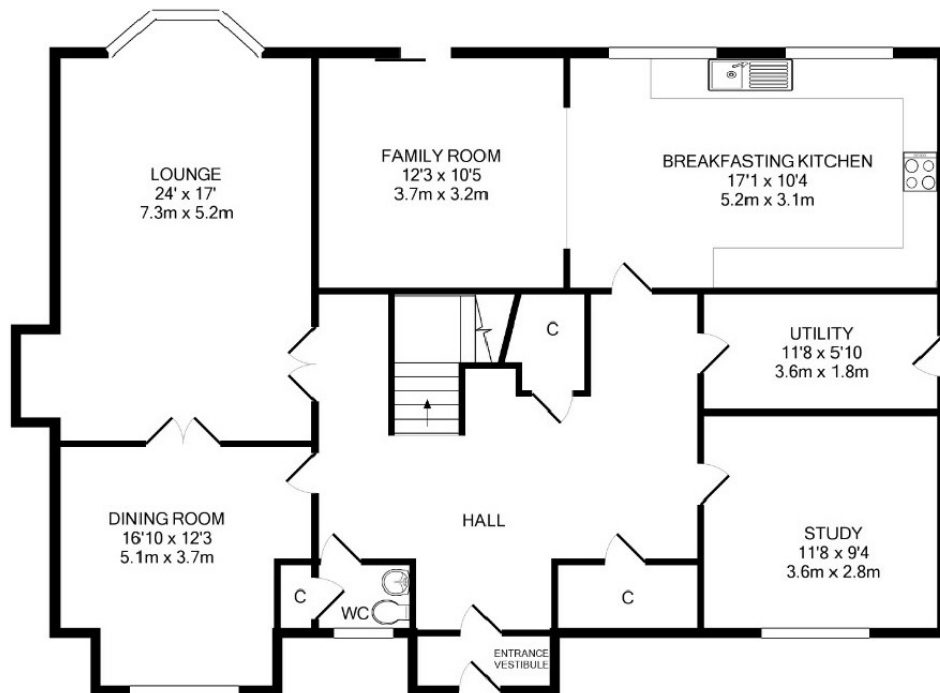
From Dunfermline town centre head south at the roundabout onto St Margaret's Drive proceeding onto Aberdour Road. Proceed to Masterton Roundabout continuing straight over the next two roundabouts passing the new Masterton Primary School on the right. Turn left into Sandpiper Drive and then next right into Cromar Drive following the road round taking first right where no 8 is located at the end of the cul-de-sac as signposted.

MORGANS PROPERTY PACKAGE

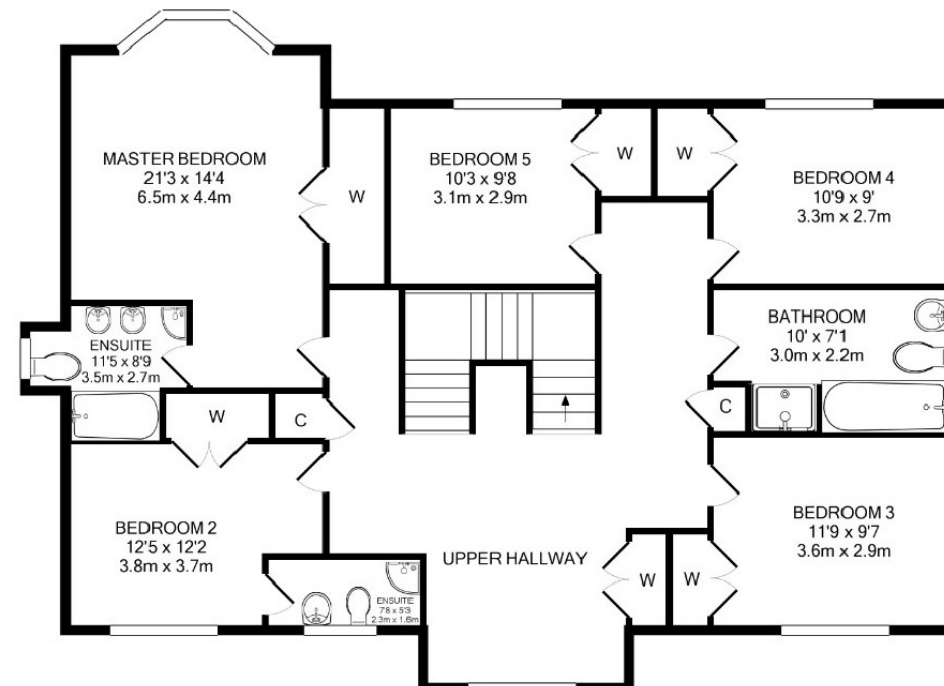
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GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 2679 SQ.FT. (248.9 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

SOLICITORS | ESTATE AGENTS | MORTGAGE & FINANCIAL ADVISERS
33 EAST PORT | DUNFERMLINE | FIFE | KY12 7JE
TEL: 01383 620222
WWW.MORGANLAW.CO.UK

