



Morgans

18 CURLIN HA GARDENS
SALINE, FIFE, KY12 9UH
OFFERS IN THE REGION OF £75,000

18 CURLIN HA GARDENS SALINE KY12 9UH

Ideal opportunity to acquire this spacious end terraced family villa with good development/refurbishment opportunity and situated on a corner plot. The subjects comprise reception hall, lounge, kitchen, four double bedrooms (one on the ground floor which could be used as a dining room) and bathroom. There are good sized gardens to the rear and easy to maintain front and side gardens. Ample on street parking. Early entry available. EPC RATING D.

LOCATION

The property is located in the popular semi rural village of Saline with a long history lying approximately six miles north west of Dunfermline. The village of Saline provides ample everyday facilities to include one shop, post office, primary school, and golf course. Well placed for The Ochils, Trossachs and many recreational pursuits with equestrian facilities nearby. Close by is the village of Dollar and Dollar Academy. Regular transportation is available into Dunfermline itself where extensive facilities can be found such as the Kingsgate covered Shopping Centre, secondary schooling, leisure services together with bus and railway stations. The Forth Road Bridge and Kincardine Bridge are both within easy reach making this area an ideal commuter base to most parts of central Scotland either by rail or road.

MEASUREMENTS

LOUNGE 18'10 x 12'10

KITCHEN 11'3 X 8'2

BEDROOM GROUND FLOOR/DINING RM 13'10 X 7'3

BEDROOM 2 12'7 X 10'8

BEDROOM 3 12'4 X 9'9

BEDROOM 4 11'9 X 10'9

BATHROOM 7'7 x 5'6

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

From Dunfermline head west on the A907 via Carnegie Drive and at the second set of traffic lights take the turning on the right into Chalmers Street where the road name changes to Golfdrum Street. At the junction proceed right, sign posted for the B9155 Baldridgeburn. Travel for about 3 miles passing the hamlet of Gowkhill. Take the first turning on the right sign posted for Saline/Dollar. At the golf course junction turn left proceeding along Main Street into the village of Saline and take the first turning on the right into North Road, then first left and left again into Argyll Place and then first left into Curlin Ha Gardens where the property is situated on the right hand side as sign posted.

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.

AGENTS NOTE

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.



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

