



Morgans

45 TERN ROAD
DUNFERMLINE, KY11 8GA
FIXED PRICE £190,000



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KY11 8GA

Beautifully presented detached villa (Barratt Homes) situated in popular residential area close to all amenities and Tesco Superstore. Ideal family home spread over two levels and offered in move in condition. The subjects comprise reception hall, downstairs WC, lounge and dining room with solid oak floors, feature conservatory, breakfasting kitchen, utility room; on the upper level family bathroom, and four double bedrooms with master en-suite. The property benefits from a security alarm. Private gardens and patio to rear with double driveway and integral garage. EPC RATING D.



IDEAL FAMILY HOME IN
POPULAR RESIDENTIAL
ESTATE CLOSE TO ALL
AMENITIES AND
SCHOOLING.

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

CONSERVATORY 9'1 x 8'2

BREAKFASTING KITCHEN 16'3 x 11'3

UTILITY ROOM 7'5 x 5'6

DINING ROOM 11'10 x 8'1

LOUNGE 17'7 x 12'6

WC 5'4 X 2'10

MASTER BEDROOM 12'1 x 10'8

EN-SUITE 6'10 x 4'6

BEDROOM 2 13'7 x 8'4

BEDROOM 3 15'1 x 8'9

BEDROOM 4 11'2 x 9'1

BATHROOM 7'7 x 6'1

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

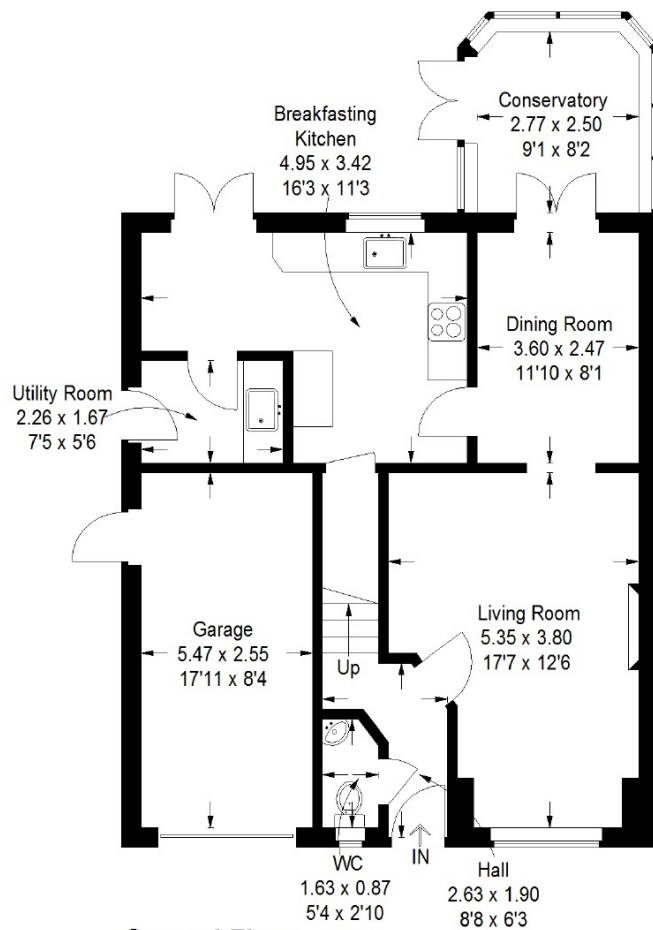
From Dunfermline town centre head south via St Margaret's Drive proceeding onto the A823 Bothwell Street, at the second set of traffic lights take the turning on the left onto Aberdour Road and at the roundabout take the second exit turning left onto Pitmedden Road and then left again onto Tern Road where the property is situated on the left hand side as sign posted.

MORGANS PROPERTY PACKAGE

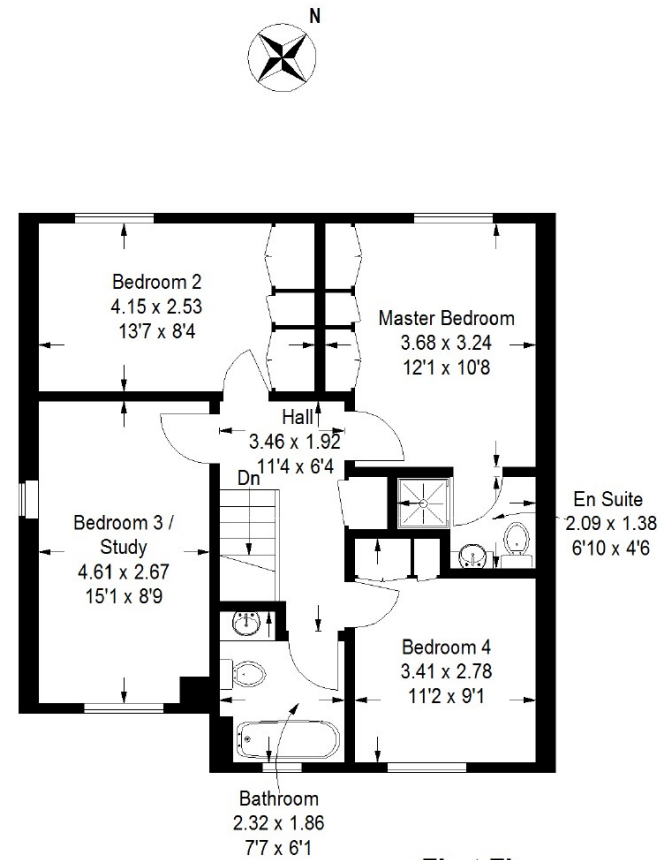
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Ground Floor



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 123509)

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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