



Morgans

Flat 4, 32 Plover Crescent
Dunfermline, Fife, KY11 8FZ
Offers in the region of £117,000



Flat 4
32 Plover Crescent
Dunfermline
KY11 8FZ

An opportunity to acquire this executive first floor apartment situated in a popular location, built by Miller Homes to their usual high standard and completed in 2006. The property is offered in move in condition and comprises reception hall with storage facilities, lounge, two double bedrooms (master en suite), breakfasting kitchen and family bathroom. The subjects also benefit from a secure entry phone system giving access into a well maintained communal stairwell. The property has gas central heating and double glazing together with communal garden grounds and private allocated parking. There is also a security alarm. Early viewing is highly recommended to appreciate the accommodation on offer. EPC RATING C.



MODERN AND STYLISH FIRST
FLOOR APARTMENT SET
WITHIN EXECUTIVE ESTATE
CLOSE TO TESCO
SUPERSTORE.

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 14'9 x 12'11

BREAKFASTING KITCHEN 11'5 x 8'6

MASTER BEDROOM 13'3 x 9'8

EN-SUITE 6'5 x 6'0

BEDROOM 2 9'8 x 8'11

BATHROOM 7'8 x 6'5

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EXTRAS INC. IN SALE

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

VIEWINGS

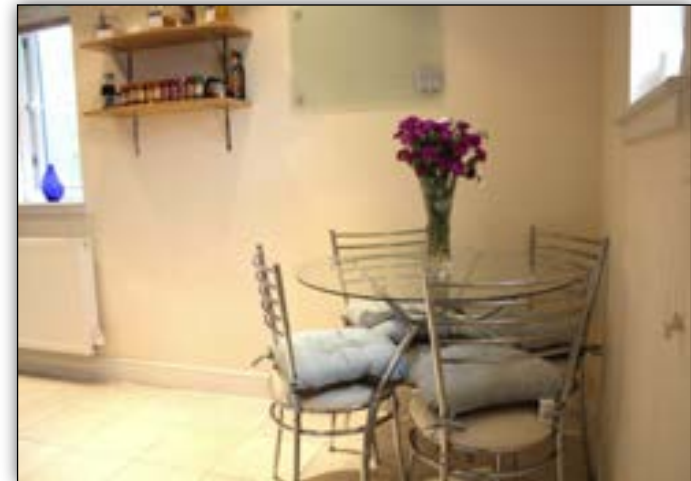
All viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

From Dunfermline town centre head south via St Margarets Drive at the roundabout proceed straight ahead into Bothwell Street. Follow the road until the second main traffic lights turning left into Aberdour Road. Proceed along this road until you reach the Masterton roundabout where you go straight over and at the next mini roundabout take a left heading towards Tesco superstore where you will see a turning on the right hand side for Plover Crescent. Take first right into Plover Crescent and follow the road round veering to the right where the apartments are situated at the end of the cul de sac on the left 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.







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.

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