



Morgans

29 Kyle Crescent
Dunfermline, KY11 8GU
Offers in the region of £385,000



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KY11 8GU

Rarely available property type occupying an excellent position within exclusive Miller Estate. This fantastic family home is spread over two levels and offers generous accommodation throughout. The property comprises entrance vestibule, reception hall, downstairs WC, lounge/fireplace with feature bookshelves/storage leading to dining room and french doors to gardens. Breakfasting kitchen with integrated appliances. Separate family room and utility room. On the upper level, gallery landing with master bedroom and guest bedroom, both with ensuite shower rooms, 3 further bedrooms with built in cupboards and family bathroom. This property benefits from spacious halls on both levels and great storage space throughout. There are attractive private gardens with patio and garden shed. Double driveway leading to double garage with electric doors. EPC RATING C.



EXECUTIVE DETACHED
VILLA IN PRESTIGIOUS
ESTATE CLOSE TO ALL
AMENITIES AND SCHOOLING.
IDEAL FAMILY HOME.



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 22'9 x 14'4

DINING ROOM 12'4 x 11'8

FAMILY ROOM 10'4 x 8'5

KITCHEN 23'6 x 21'3

UTILITY 8'5 x 5'9

MASTER BEDROOM 14'4 x 12'1

EN-SUITE 6'2 x 6'2

GUEST BEDROOM 12'7 x 10'8

EN-SUITE 12'4 x 11'8

BEDROOM 3 14'4 x 10'4

BEDROOM 4 16'7 x 10'1

BEDROOM 5 12'7 x 12'4

FAMILY BATHROOM 7'5 x 6'2

EXTRAS INC. IN SALE

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

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

From Dunfermline head south via St Margaret's Drive proceeding straight ahead under the Railway Bridge into Bothwell Street. Proceed through the first roundabout (Asda) and continue through two sets of traffic lights and turn left at the second set onto Aberdour Road. Continue to the end of Aberdour Road where you will approach the Masterton Roundabout. Proceed straight ahead and then straight ahead at the next two roundabouts passing the Primary School on your right hand side. At the next roundabout turn left onto Sandpiper Drive and continue to the next roundabout. Take the third exit onto Caithness Drive and continue to the junction with Cowal Place. Turn left, then take the second road on the left (Kyle Crescent) where you will see the property located on the right hand side as signposted.

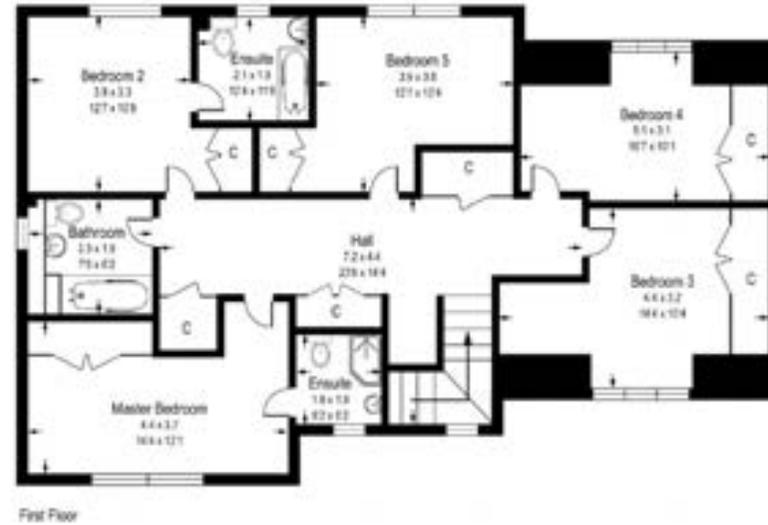
MORGANS PROPERTY PACKAGE

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.





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.

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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