



Morgans

48 Pitbauchlie Bank
Dunfermline, KY11 8DP
Offers in the region of £275,000



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Well maintained extended detached bungalow situated in quiet cul-de-sac setting within sought after exclusive location close to the town centre with local amenities and schooling nearby. This superb property is ideally placed for commuters with easy access to the M90 motorway link and Forth Road Bridge. Flexible accommodation comprises entrance vestibule, hallway, sitting room, master bedroom with en-suite and office/nursery or single room (potential for granny flat), double bedroom, family bathroom, open plan living and dining room. kitchen and utility leading to conservatory. The attic has been converted providing a further two bedrooms with ample storage space. Private well maintained, attractive and mature grounds to front and rear. Driveway providing ample parking for several vehicles. Single garage and summerhouse. EPC RATING D





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.

MEASUREMENTS

SITTING ROOM 16'1 x 11'10
DINING ROOM 15'1 x 10'10
FAMILY/TV ROOM 13'1 x 7'10
CONSERVATORY 8'10 x 8'10
KITCHEN 9'6 x 8'10
UTILITY 8'10 X 3'7
MASTER BEDROOM 12'6 X 10'10
EN-SUITE 8'2 X 4'11
STUDY 11'2 X 6'7
BEDROOM 2 11'6 X 11'6
BEDROOM 3 14'5 X 10'10
BEDROOM 4 11'10 X 8'2
FAMILY BATHROOM 9'2 X 4'11

EXTRAS INC. IN SALE

All fitted floor coverings, blinds, bathroom and lights fittings together with any integrated appliances including fridge freezer and washer/dryer. Summerhouse included.

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

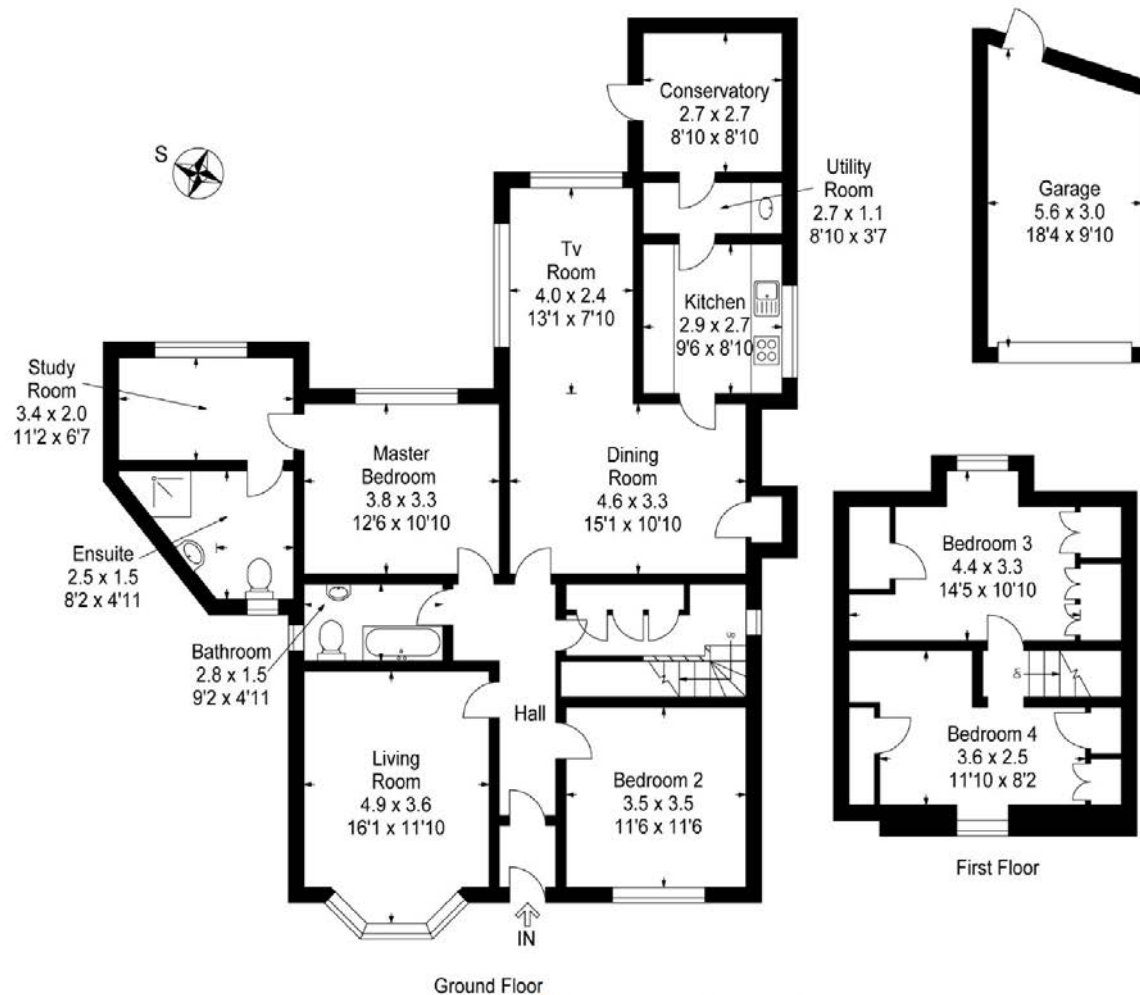
TRAVEL DIRECTIONS

From Dunfermline travel south via St Margaret's Drive continue under the via duct into Bothwell Street passing Asda on the left hand side. Continue through two sets of traffic lights and turn sharp left after the bus shelter into Pitbauchlie Bank. Follow the road to the end of the cul-de-sac where the property is signposted on the right hand side.

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.





Ground Floor

First Floor



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 dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110627)

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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.

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