



Morgans

115 Kingfisher Place
Dunfermline, KY11 8JN
Offers over £218,000



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Dunfermline
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Modern and stylish detached family home in sought after residential area close to Tesco superstore, all amenities, schooling and recreational facilities. The accommodation comprises; entrance hall, lounge with French doors to garden, dining kitchen, dining room and downstairs wc. On the upper level; master en-suite, further three bedrooms and family bathroom with shower over bath. The property benefits from gas central heating, double glazing, single garage, driveway, gardens to the front and rear with two decking areas. Early viewing recommended. EPC RATING C



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 15'5 x 15'1

DINING KITCHEN 15'9 x 9'2

DINING ROOM 12'10 x 9'2

DOWNSTAIRS WC 5'3 x 2'7

MASTER BEDROOM 15'9 x 12'10

BEDROOM 2 13'1 x 10'10

BEDROOM 3 11'2 x 9'6

BEDROOM 4 10'2 x 8'6

BATHROOM 6'7 x 5'7

EXTRAS INC. IN SALE

All fitted floor coverings, blinds, bathroom, and lights fittings together with any integrated appliances.

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

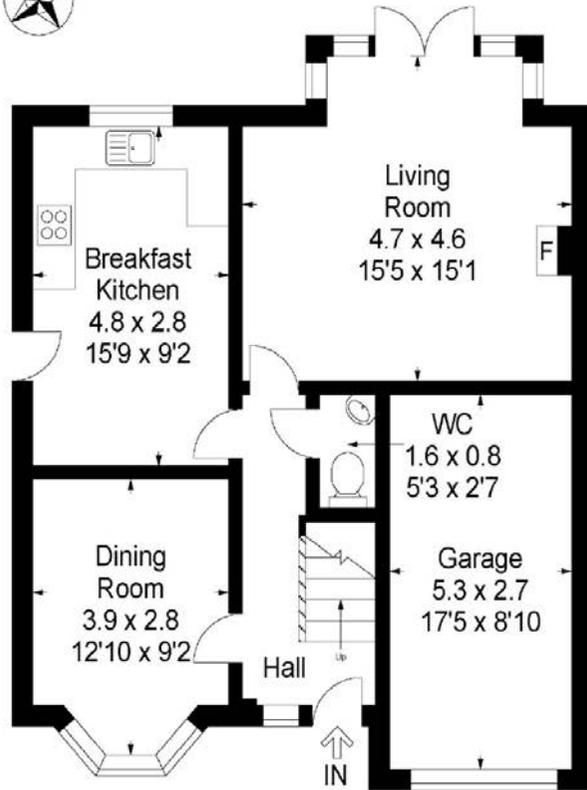
From Dunfermline town centre at the Sinclair Roundabout at Carnegie Hall, take the A907 along Halbeath Road, at the traffic 2nd set of traffic lights turn right onto Linburn Road. Take the 4th exit on the left onto Dunlin Drive then take the 3rd exit onto Greenshank Drive and 2nd left onto Kingfisher Place the property is located within the cul-de-sac on the right hand side.

MORGANS PROPERTY PACKAGE

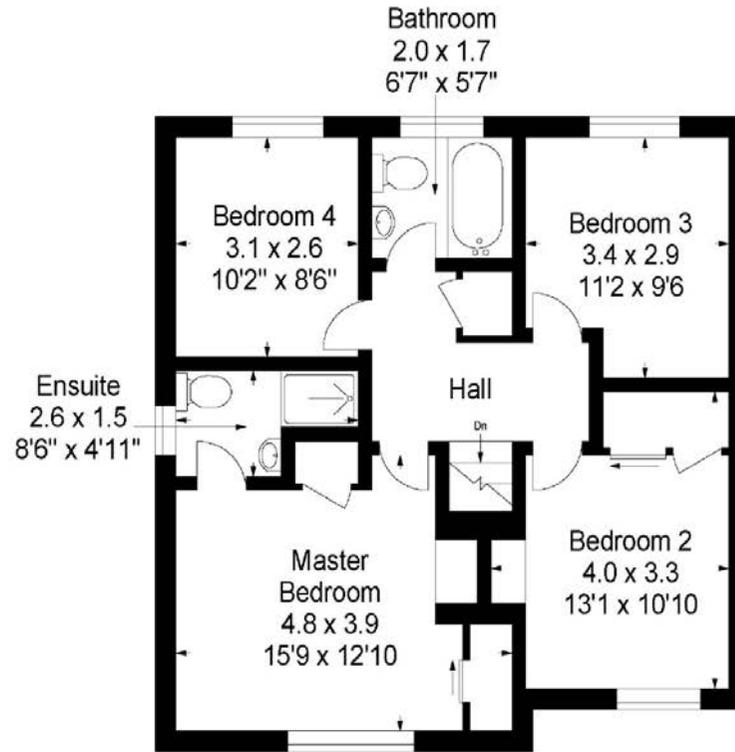
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Ground Floor



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 110927)

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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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