



Morgans

24 Bennachie Way  
Dunfermline, Fife, KY11 8JA  
Offers in the region of £185,000



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Superb detached family villa by Bellway Homes occupying an enviable plot in cul-de-sac with easy access to the motorway network for commuting, schooling and leisure. The property is a credit to the present owners and is offered in move in condition. The accommodation comprises entrance vestibule, w.c, lounge and dining area leading through to fitted kitchen; on the upper level there are three double bedrooms (master en-suite) and family bathroom. There are well maintained gardens with patio area bounded by fencing providing a child and pet safe environment. The property benefits from gas central heating and double glazing. Single car garage with double driveway. Essential Viewing. 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/DINING AREA 24'11 x 13'5

KITCHEN 12'6 x 11'2

WC 5'7 x 2'7

BEDROOM 1 14'9 x 9'10

ENSUITE 7'10 x 4'7

BEDROOM 2 13'1 x 9'10

BEDROOM 3 10'10 x 9'10

BATHROOM 7'10 x 6'7

GARAGE 19'8 x 8'2

## EXTRAS INC IN SALE

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

## VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

## TRAVEL DIRECTIONS

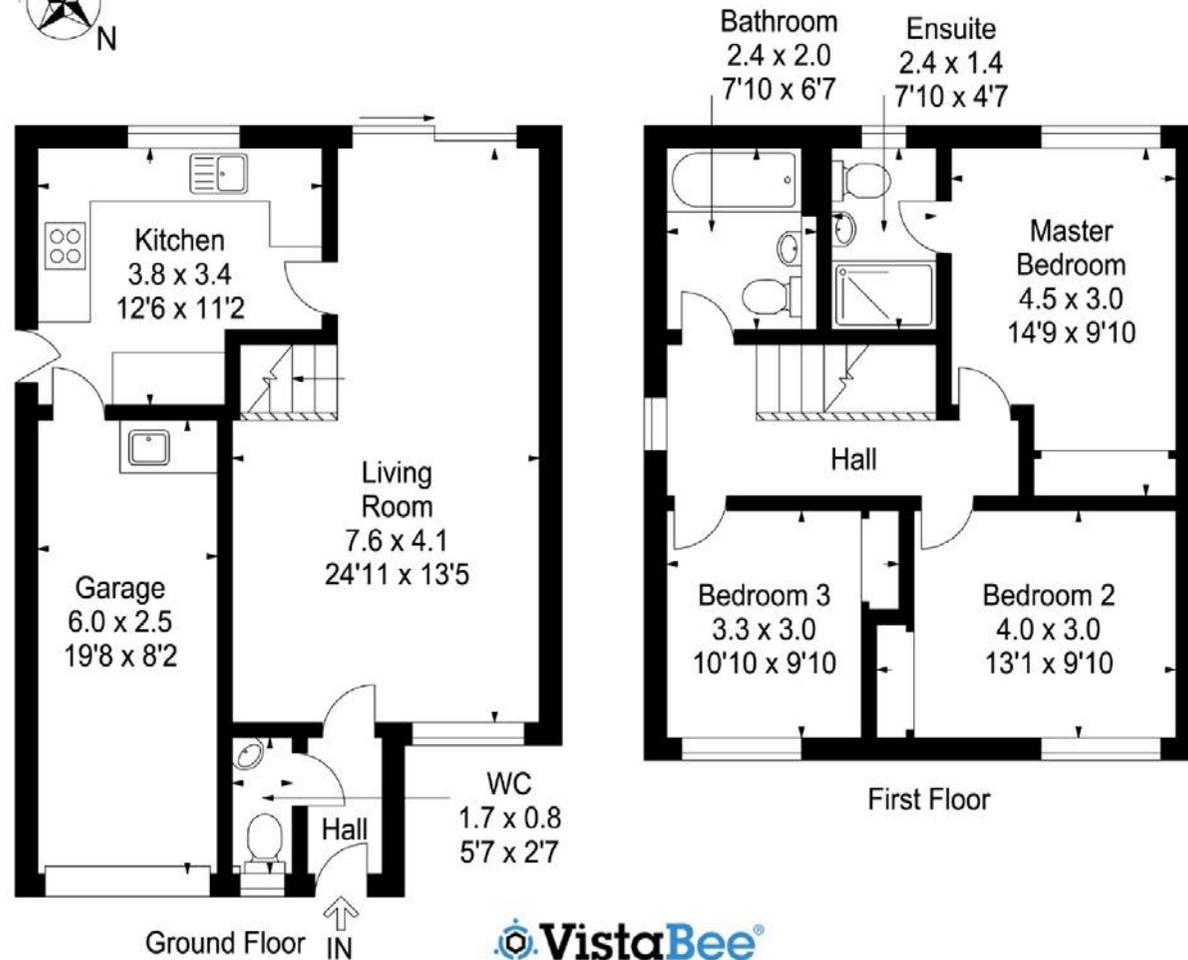
From Dunfermline city centre head south via the A823 into Bothwell Street keeping straight ahead onto Queensferry Road at the roundabout take the second exit, at the next roundabout take the first exit, and at the third roundabout take the second exit onto Lapwing Drive keep straight towards Anfield Farm Road on approach to the next roundabout take the second exit onto Sandpiper Drive following the road to the next roundabout. Take the first exit onto Tirran Drive veering right into Bennachie Way where the property is situated as sign posted.

## MORGANS PROEPRTY 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.







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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