



Morgans

9 Arniston Road
Dunfermline, KY11 8EU
Offers in the region of £145,000



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Superb opportunity to acquire this well appointed three bed semi detached villa in popular residential location close to all schooling and amenities. The subjects are well presented and comprise entrance vestibule, downstairs w.c, lounge, dining kitchen, conservatory, three bedrooms and bathroom. There are attractive gardens to the rear, bounded by fencing providing a child and pet safe environment. The property benefits from double glazing and gas central heating together with single garage and driveway. Early entry available. 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 14'9

KITCHEN/DINING ROOM 15'5 x 9'6

CONSERVATORY 12'6 x 9'6

BEDROOM 1 11'6 x 8'2

BEDROOM 2 9'6 x 8'6

BEDROOM 3 8'2 x 6'7

BATHROOM 6'7 x 6'3

EXTRAS INC IN SALE

All fitted floor coverings, blinds, bathroom,

and lights fittings together with any integrated appliances and garden shed.

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

From Dunfermline town centre head east via Appin Crescent continuing onto Halbeath Road passing the football stadium on the left hand side. When you come to the second set of traffic lights turn right into Linburn Road. Continue along turning left into Dunlin Drive then first left into Braemar Drive and then immediately left again into Arniston Road where the property is situated as sign posted.

MORGANS PROPERTY PACKAGE

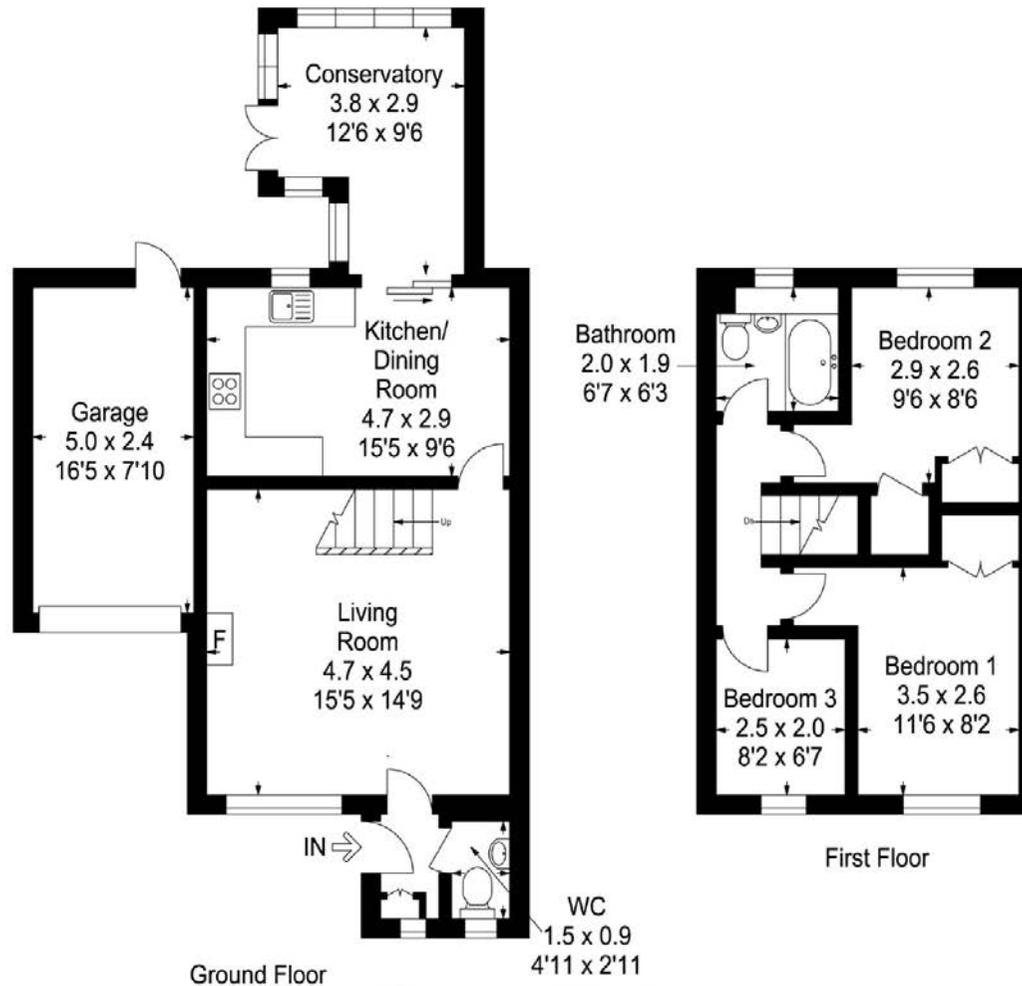
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AGENTS NOTE

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.







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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