



M o r g a n s

14 Scobie Place
Dunfermline, KY12 7RX
Offers in the region of £185,000



14 Scobie Place
Dunfermline
KY12 7RX

Generous detached family villa situated in quiet cul-de-sac within an enviable corner plot and within walking distance of Dunfermline city centre. The property is spread over two levels and offers spacious accommodation throughout with attractive gardens to the front and rear with garage and drive. The subjects comprise: entrance vestibule, lounge with French doors leading to garden, dining room, kitchen, master bedroom with en-suite, three further bedrooms and family bathroom. The property benefits from double glazing and gas central heating. Early viewing is highly recommended. 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

LOUNGE 19'8 x 10'10

DINING ROOM 12'10 x 11'10

KITCHEN 10'6 x 7'7

BEDROOM 1 12'2 x 10'6

EN SUITE 6'7 x 5'3

BEDROOM 2 12'10 x 9'2

BEDROOM 3 9'10 x 7'7

BEDROOM 4 9'10 x 7'7

BATHROOM 6'7 x 6'7

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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

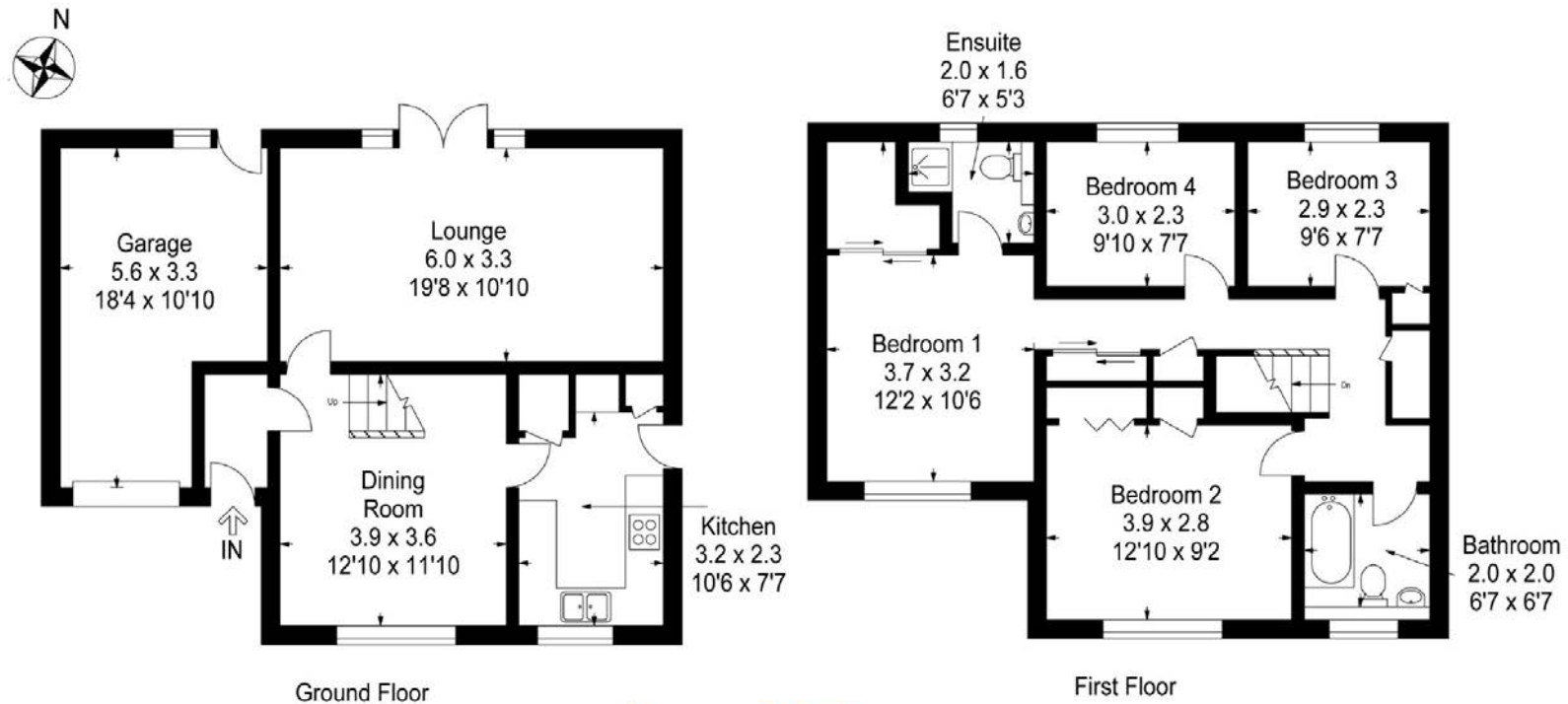
From Dunfermline head east via Appin Crescent proceeding along Halbeath Road on the A907 taking the second turning on the right into Scobie Place where the property is situated at the end of the cul-de-sac on the left hand side as signposted.

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.







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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