



M o r g a n s

24 Aytoun Grove
Dunfermline, KY12 9YA
Offers in the region of £145,000



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KY12 9YA

Excellent opportunity to purchase this semi detached villa in a sought after residential area with all amenities and schooling close by. The accommodation comprises of; entrance porch, hallway with storage cupboard, bright lounge and stylish open plan dining kitchen. On the upper level; three bedrooms and a modern shower room. The property benefits from gas central heating, double glazing, single detached garage and driveway. There are well maintained gardens to the front and to the rear with elevated decking areas and partial views of the Forth valley. Early viewing recommended. EPC RATING



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 15'9 x 10'6

KITCHEN 10'6 x 10'6

DINING ROOM 8'6 x 7'10

BEDROOM 1 11'10 x 10'6

BEDROOM 2 11'10 x 10'2

BEDROOM 3 8'10 x 7'10

SHOWER ROOM 8'10 x 5'3

GARAGE 21'4 x 7'3

EXTRAS INC. IN SALE

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

VIEWINGS

All viewings by appointment via Morgans on 01383 620222

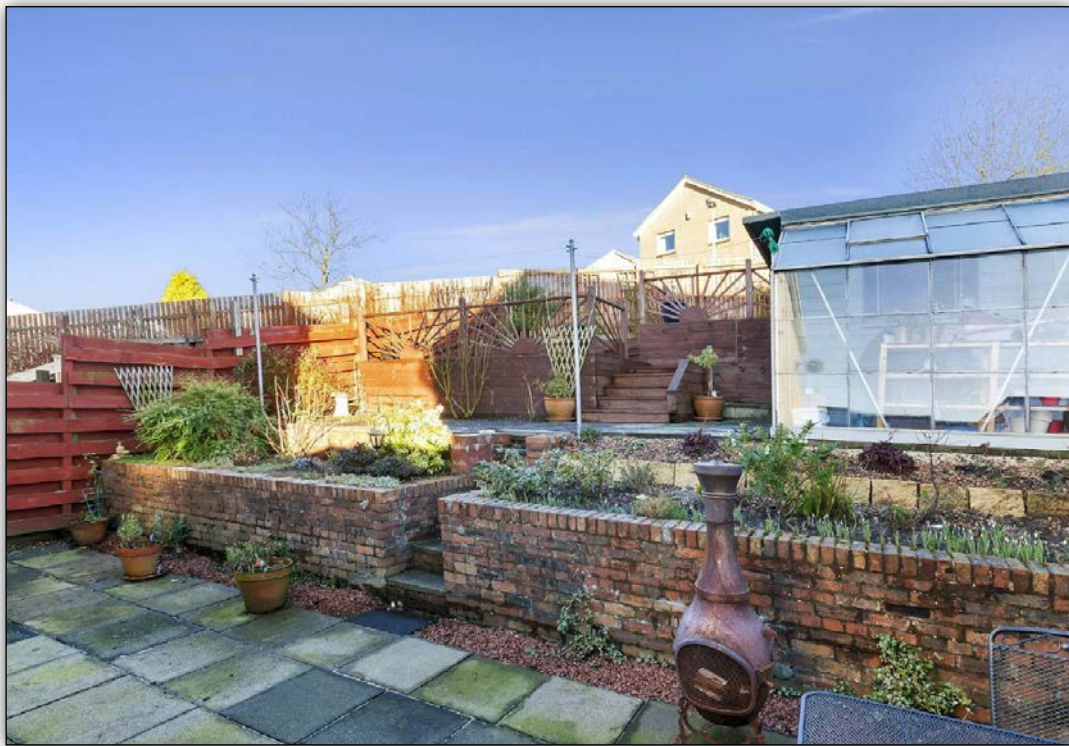
TRAVEL DIRECTIONS

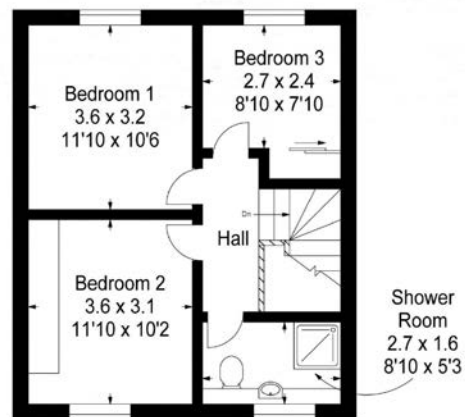
From Dunfermline town centre head west via the A907 Pittencrieff Street. At the second set of traffic lights turn right staying on the A907 into William Street. At the traffic lights continue straight over into East Baldrige Drive following the road up the hill taking the third turning on the left into Aytoun Grove where the property will be sign posted on the right hand side.

MORGANS PROPERTY PACKAGE

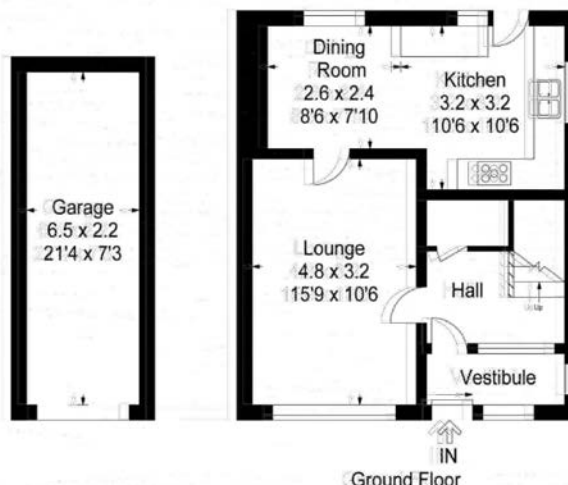
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First Floor



Ground 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.

Morgans

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