



Morgans

3 Kestrel Avenue  
Dunfermline, KY11 8JL  
Offers in the region of £330,000



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Beautifully presented executive detached villa situated in popular residential area close to local amenities and schooling. The accommodation comprises: reception hall, WC, lounge with bay window and French doors leading to dining room, family room, contemporary breakfasting kitchen and utility room, study or 5th bedroom on ground floor, master bedroom and guest bedroom each with en-suites, further two bedrooms and family bathroom. The property benefits from gas central heating and double glazing. There are attractive gardens to the front and rear with a raised decking area, double garage and double driveway. Early viewing highly recommended to appreciate this superb family accommodation.

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 18'3 x 12'7

DINING ROOM 12'7 x 8'5

FAMILY ROOM 15'7 x 10'4

BREAKFASTING KITCHEN 20'3 x 11'5

UTILITY 7'5 x 6'2

DOWNSTAIRS WC 5'5 x 3'9

MASTER BEDROOM 15'4 x 15'0

EN-SUITE 7'8 x 6'2

BEDROOM 2 15'7 x 13'7

EN-SUITE 7'5 x 4'9

BEDROOM 3 12'1 x 9'2

BEDROOM 4 12'1 x 8'8

STUDY/5TH BEDROOM 10'1 x 8'5

BATHROOM 8'5 x 1'6

## EXTRAS INC. IN SALE

All fitted floor coverings, blinds, bathroom, and some 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 taking the second turning on the left onto Kingfisher Place then second right onto Kestrel Avenue where the property will be sign posted.

## 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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