



M o r g a n s

3 Turnbull Grove  
Dunfermline, KY11 8RL  
Offers in the region of £160,000





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Superb detached villa in popular Pitcorthie estate situated in quiet cul-de-sac, close to all amenities and schooling. The property would ideally suit families and couples and is perfect for commuters with easy access to the M90 motorway link and Forth Bridges. The accommodation comprises: entrance hall, lounge/dining room, kitchen, three bedrooms and family bathroom. Single garage and monobloc driveway. The property benefits from gas central heating and double glazing. 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. 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 12'5 x 12'1

DININGROOM 9'8 x 9'5

KITCHEN 15'4 x 8'5

BEDROOM 1 11'8 x 9'5

BEDROOM 2 11'8 x 9'8

BEDROOM 3 9'1 x 8'8

BATHROOM 6'5 x 5'2

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## 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 head south via St Margaret's Drive and and proceed into Bothwell Street at the second set of traffic lights turn left into Aberdour Road and then first right into Kerrisk Drive passing over the mini roundabout. Turn left and take the second turning on the right into Turnbull Grove where the property is situated on the left hand side as signposted.

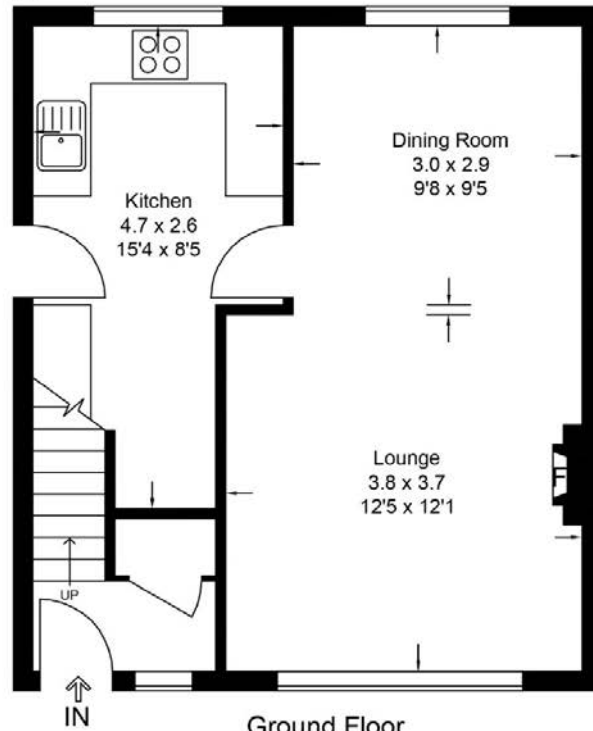
## MORGANS PROPERTY PACKAGE

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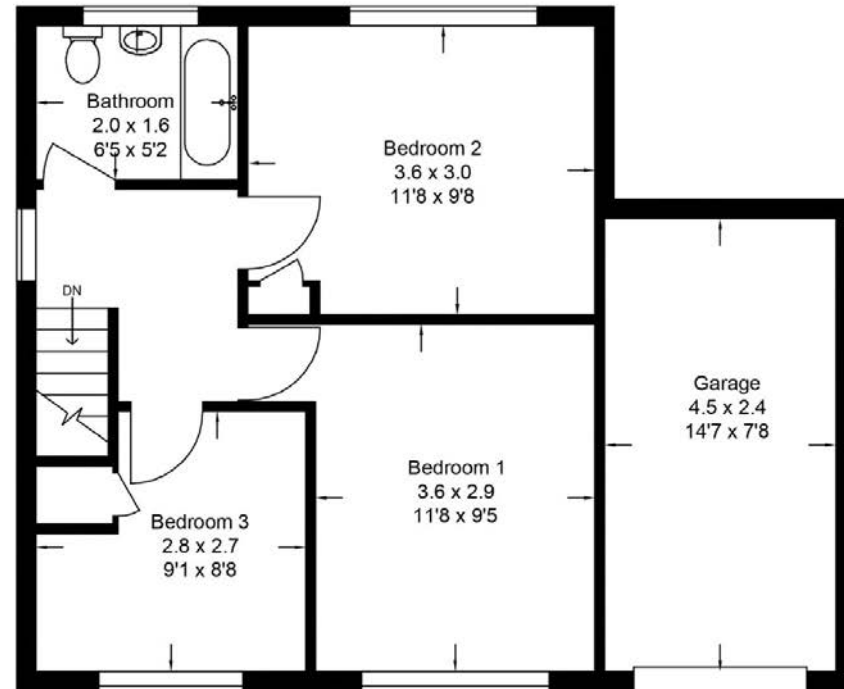








Ground Floor



First 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**

SOLICITORS | ESTATE AGENTS | MORTGAGE & FINANCIAL ADVISERS  
33 EAST PORT | DUNFERMLINE | FIFE | KY12 7JE  
TEL: 01383 620222  
WWW.MORGANLAW.CO.UK

