



M o r g a n s

43 Aberdour Crescent
Dunfermline, KY11 4QU
Offers in the region of £79,950



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Dunfermline
KY11 4QU

Superb upper flat in central location close to all amenities, schooling and motorway network. The property is well presented and would ideally suit first time buyers, small family or buy to let investor. The accommodation comprises entrance hall/storage, private staircase leading to upper hallway, attic, lounge, breakfasting kitchen, two double bedrooms and bathroom with shower. The property benefits from front gardens and shared rear garden. There is double glazing and gas central heating. Essential Viewing. EPC RATING C



LOCATION

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 ways 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 station provides 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 14'9 x 11'10

DINING ROOM 11'2 X 8'2

BEDROOM 1 13'1 X 10'10

BEDROOM 2 14'1 X 8'2

BATHROOM 5'11 3'7

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.

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TRAVEL DIRECTIONS

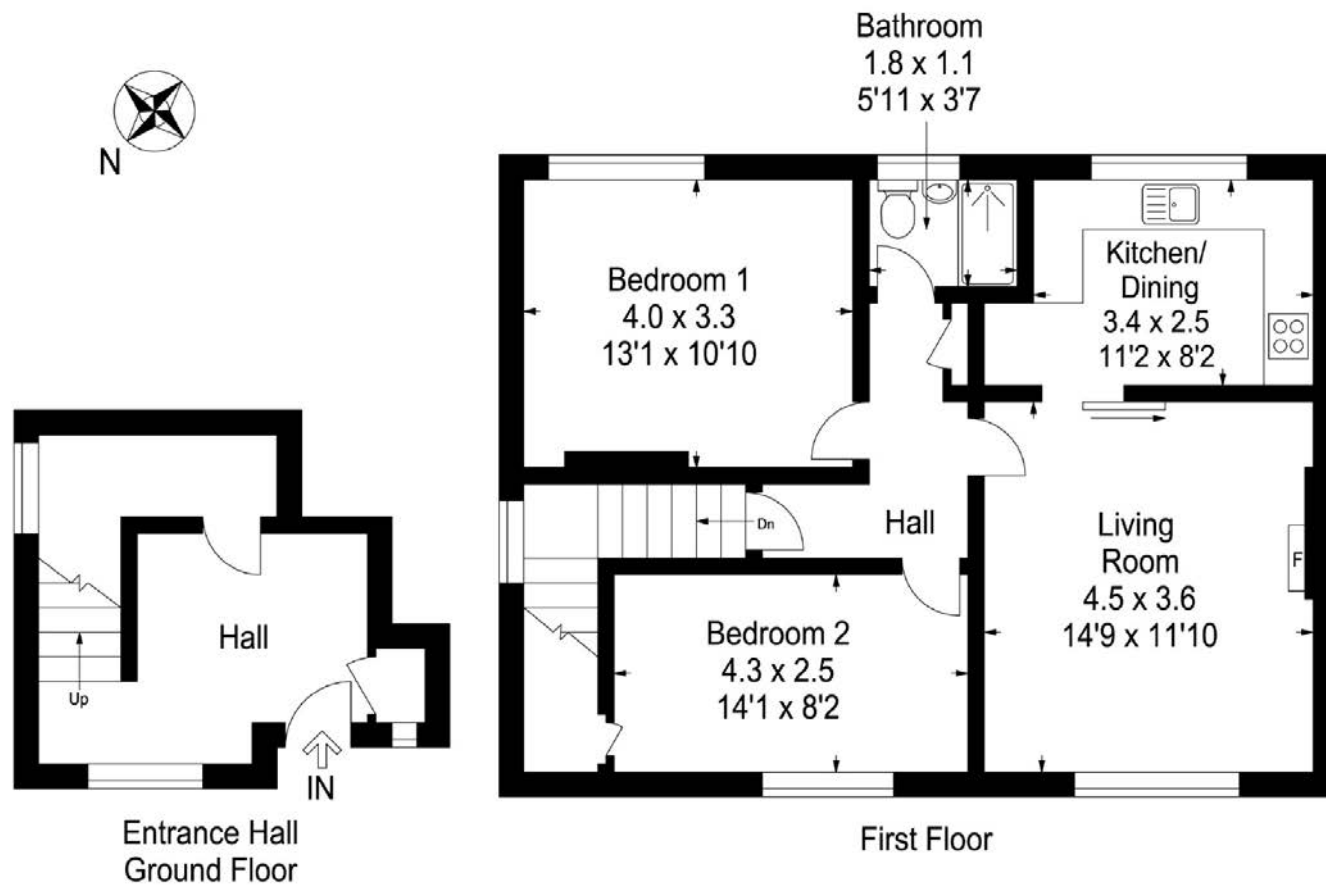
From Dunfermline head south via St Margaret's Drive into Bothwell Street and at the second set of traffic lights turn left into Aberdour Road. Travel for several hundred yards passing the Pitbauchlie House Hotel on your right and go over the mini roundabout taking the first turning left then sharp left again into Aberdour Crescent where the property is situated 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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