



Morgans

62 Eardley Crescent
Dunfermline, Fife, KY11 8NE
Offers in the region of £275,000



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We are pleased to bring to the market the opportunity to purchase this executive detached family villa spread over two levels with unspoilt views over Dunfermline and beyond. This superb family home is offered in move in condition on an enviable elevated corner plot within sought after private estate and cul-de-sac. The accommodation comprises reception hall, good storage, master bedroom with en-suite and further double guest bedroom with en-suite. On the upper level, hallway leading to impressive lounge and dining room, two further double bedrooms, bedroom 5/study, stylish breakfasting kitchen with french doors to patio, utility room and bathroom. The well maintained landscaped gardens provide a child and pet safe environment and are not overlooked with fabulous views. Double Garage/Driveway. Essential Viewing. 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 17'9 x 12'6

DINING ROOM 14'5 x 7'3

BREAKFASTING KITCHEN 13'5 x 12'6

UTILITY ROOM 6'11 x 5'3

BEDROOM 1 12'2 x 10'2

EN-SUITE 10'2 x 7'7

BEDROOM 2 18'1 x 9'2

EN-SUITE 9'10 x 8'6

BEDROOM 3 13'9 x 10'2

BEDROOM 4 13'9 x 8'2

BEDROOM 5/STUDY 9'10 x 6'7

BATHROOM 10'2 x 7'7

EXTRAS INC. IN SALE

All floor coverings, blinds, bathroom and light fittings together with summer house and garden shed.

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

From Dunfermline town centre head south via St Margarets Drive proceeding under the railway bridge into Bothwell Street. Follow Queensferry Road until the Nationwide where you will take the first exit at the roundabout onto Carnegie Avenue. On approach to the next roundabout continue straight over then take first left into Fergusson Road and then directly first right into Eardley Crescent where the property is situated at the end of the cul-de-sac straight ahead on the elevated site as 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.





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.

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