



Morgans

3 Beech Grove
Dunfermline, KY11 8AH
Offers over £144,000



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Stylish extended semi-detached villa situated in popular residential Pitcorthie Estate, close to all amenities and schooling. The property would ideally suit families and couples as it is perfect for commuters with easy access to the M90 motorway link and Forth Bridges. The accommodation comprises entrance hall, lounge leading to dining room, extended fitted kitchen, three bedrooms and family bathroom. The property benefits from double glazing and gas central heating. Single garage and driveway. There are attractive gardens to front and rear. Essential Viewing. 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

LIVING ROOM 13'9 x 13'5

DINING ROOM 11'6 x 8'10

BREAKFASTING KITCHEN 21'4 x 7'3

BEDROOM 1 13'9 x 8'10

BEDROOM 2 11'6 x 9'10

BEDROOM 3 10'10 x 7'7

BATHROOM 6'7 x 6'3

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EXTRAS INC. IN SALE

All fitted floor coverings, blinds, bathroom and light fittings together with any integrated appliances and garden shed.

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

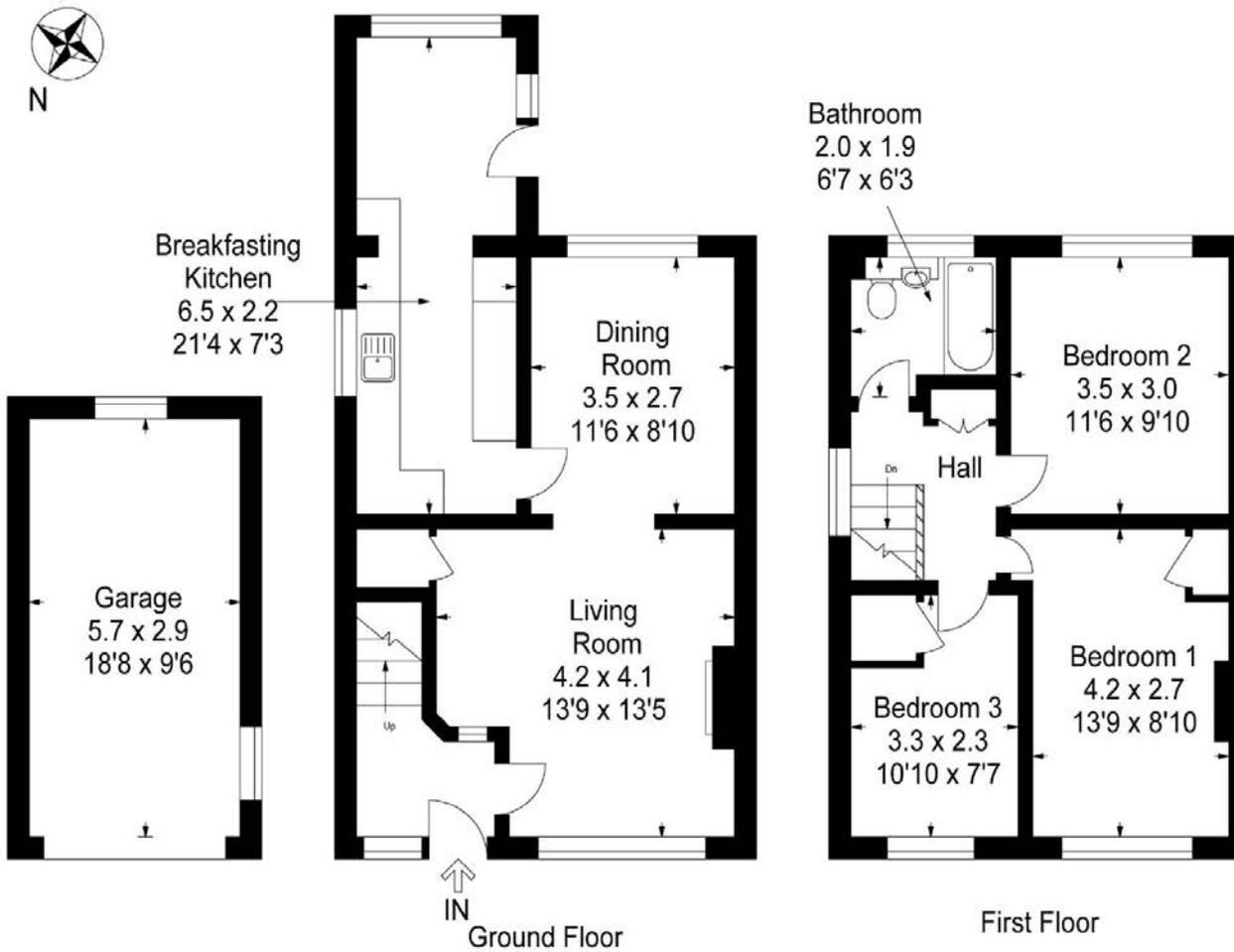
From Dunfermline head south via St Margaret's Drive, progressing on the A823 Queensferry Road. At the main roundabout, at the King Malcolm Hotel, take the first exit onto Laburnum Road then right at the mini roundabout into Pitcorthie Drive following the road round, take the 4th turning on right into Beech Grove, where you will see the property as signposted on the left.

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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