



*M o r g a n s*

8 Cherrybank  
Dunfermline, Fife, KY12 7RG  
Offers over £230,000



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Generously proportioned detached bungalow offering excellent accommodation with upper level conversion. The subjects are stylish, offer flexible living accommodation, with quality fixtures and fittings throughout and are a credit to the present owner. The property comprises: entrance vestibule, reception hall, lounge with bay window, dining room (or third bedroom), double bedroom with fitted wardrobes, kitchen, sun room and wet room. On the upper level master bedroom with en-suite and bath and ample storage. There are attractive gardens to the front and rear bounded by fencing providing a child and pet safe environment. Driveway leading to garage. Viewing essential to appreciate this lovely home. EPC RATING E



## 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 Palace 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 16'4 X 13'4

KITCHEN 10'8 X 8'8

FAMILY RM/ DINING RM 12'8 X 10'8

SUN ROOM 11'4 X 7'5

WET ROOM 7'5 X 5'9

BEDROOM 2 13'1 X 11'8

MASTER BEDROOM 18'7 X 17'0

EN-SUITE 8'2 X 5'5

## EXTRAS INC IN SALE

All fitted floor coverings, blinds, bathroom and light fittings, any integrated appliances. The washing machine will also be included in the sale.

## VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

## TRAVEL DIRECTIONS

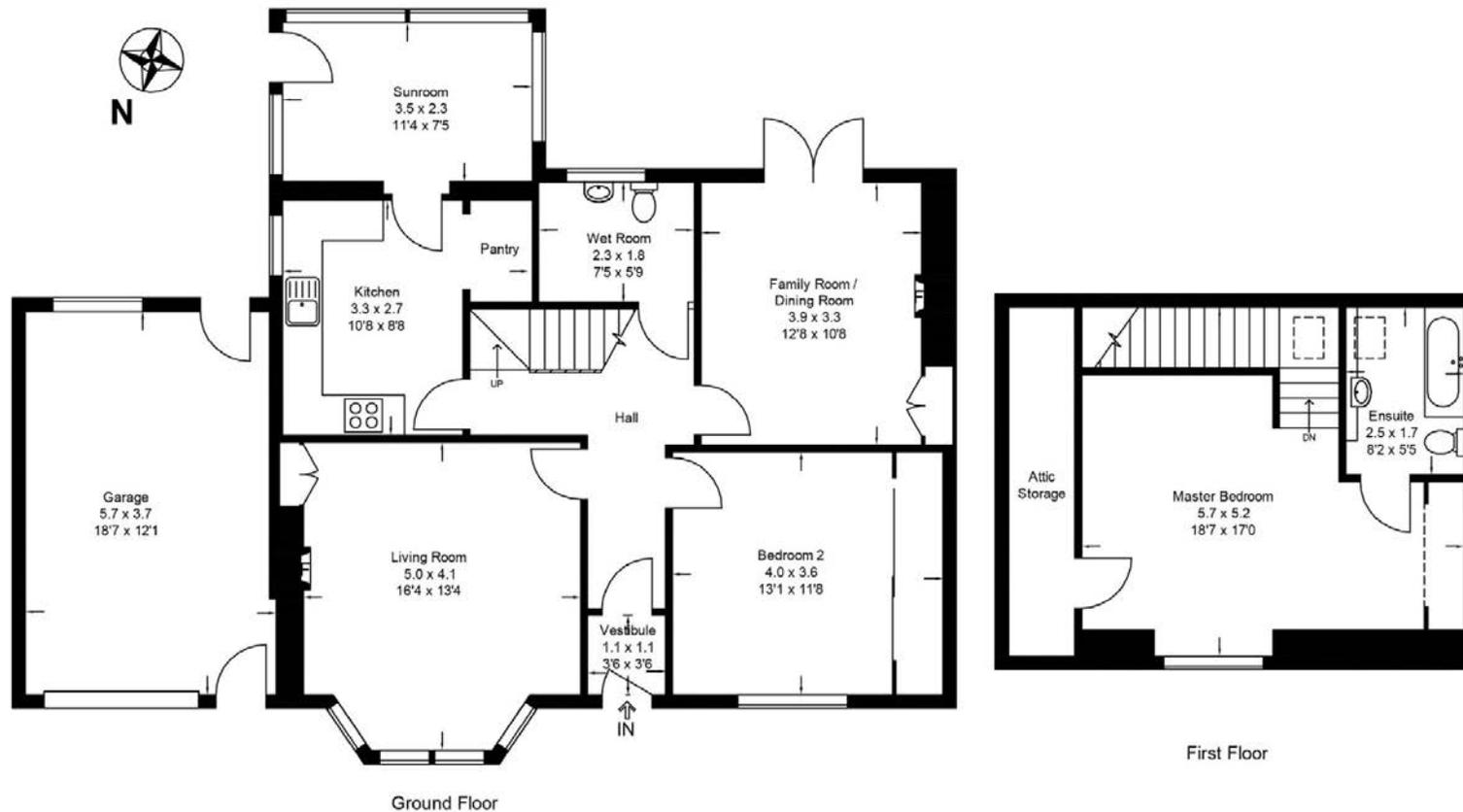
From Dunfermline town centre head east via Appin Crescent, continue to the mini roundabout and continue straight onto Halbeath Road taking the fourth turning on the right into Cherrybank where you will see the property in the cul-de-sac on the left hand side as signposted.

## 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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