



Morgans

38 Fieldfare View
Dunfermline, KY11 8FY
Offers over £275,000



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BELOW HOME REPORT VALUE. Beautifully presented detached villa by Bryant Homes situated within a desirable residential estate with schooling and local amenities close by. The property offered in move in condition comprises of; entrance hall, lounge with bay window fitted with white wooden shutters, French doors leading to dining room and a bright and spacious garden room with wood burning stove. The stylish kitchen has a utility room with direct access into the garage. On the upper level; master ensuite with a further three bedrooms and built in wardrobes. Family bathroom completes the accommodation. The property benefits from gas central heating and double glazing. There are attractive gardens to the front and rear with patio area, double garage and driveway. Early viewing recommended. 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 18'0 x 12'4

DINING ROOM 12'4 x 9'2

GARDEN ROOM 15'7 x 10'2

DOWNSTAIRS WC 5'6 x 3'6

KITCHEN 11'5 x 11'5

UTILITY ROOM 8'5 x 7'2

MASTER BEDROOM 13'8 x 12'8

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EN-SUITE 13'8 x 12'8
BEDROOM 2 12'1 x 9'2
BEDROOM 3 9'2 x 8'8
BEDROOM 4 10'2 x 8'8
BATHROOM 7'5 x 5'9

EXTRAS INC. IN SALE

All floor coverings, blinds, bathroom together with integrated appliances

VIEWINGS

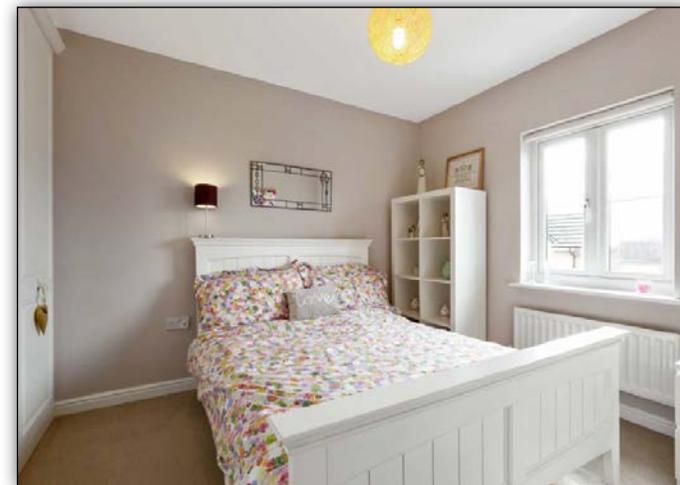
All viewings by appointment via Morgans on 01383 620222.

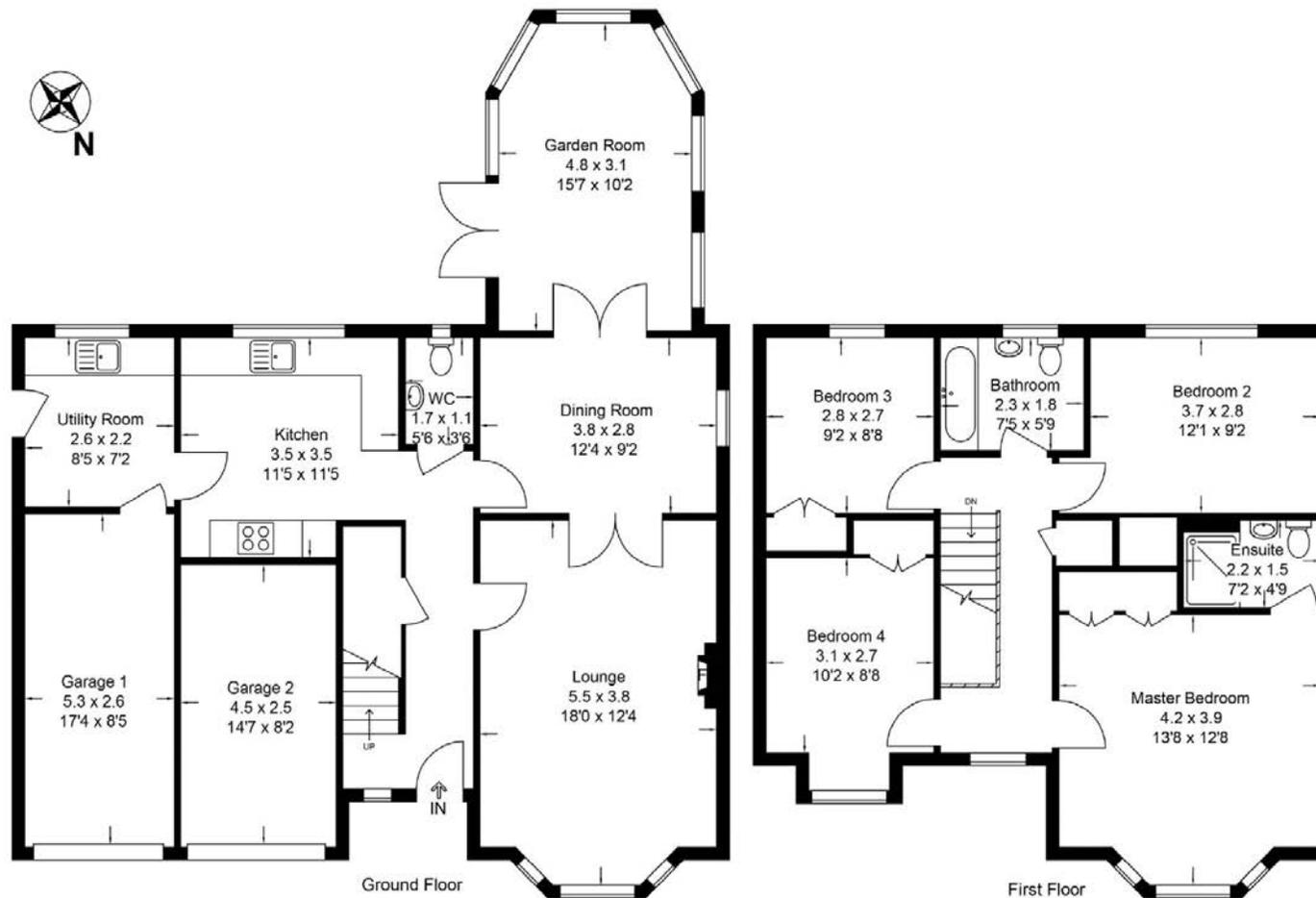
TRAVEL DIRECTIONS

East of Dunfermline on approach to Tesco superstore from the south proceed straight through the roundabout heading towards the Stewart Milne development taking the second turning on the right into Fieldfare View where the property is situated a few hundred yards on the right hand side 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.





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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