



M o r g a n s

1 Fulmar Drive  
Dunfermline, KY11 8JY  
Offers over £325,000







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Impressive detached executive villa by Charles Church situated in a sought after residential area close to Dunfermline town centre with local amenities and schooling close by. Ideal for families and commuters with easy access to the M90 motorway and rail links. The versatile accommodation comprises: reception hall with cloakroom, WC, study or 5th bedroom, spacious and bright living room with French doors to the dining room, modern dining kitchen with utility and family room with French doors to garden. On the upper level: master bedroom with fitted wardrobes and en-suite, further three double bedrooms one en-suite, all bedrooms have fitted wardrobes and family bathroom completes the accommodation. The property benefits from gas central heating, double glazing and ample storage throughout. Double garage with driveway for several cars. Well maintained gardens to the front and rear. 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 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 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 21'2 X 12'8

DINING ROOM 10'9 X 9'9

WC 6'4 X 3'1

DINING KITCHEN 20'6 X 13'7

UTILITY 6'9 X 6'1

FAMILY ROOM 11'7 X 10'3

MASTER BEDROOM 14'6 X 10'7

EN SUITE 7'6 X 6'2

BEDROOM 2 10'5 X 10'0

2ND EN SUITE 6'2 X 5'8

BEDROOM 3 10'5 X 8'7

BEDROOM 4 10'8 X 7'7

BATHROOM 10'1 X 6'2

## EXTRAS INC. IN SALE

All fitted floor coverings, bathroom and light fittings together with any integrated appliances. Blinds, curtains and American fridge freezer available by separate negotiation.

## VIEWINGS

Viewings by appointment via Morgans on 01383 620222.

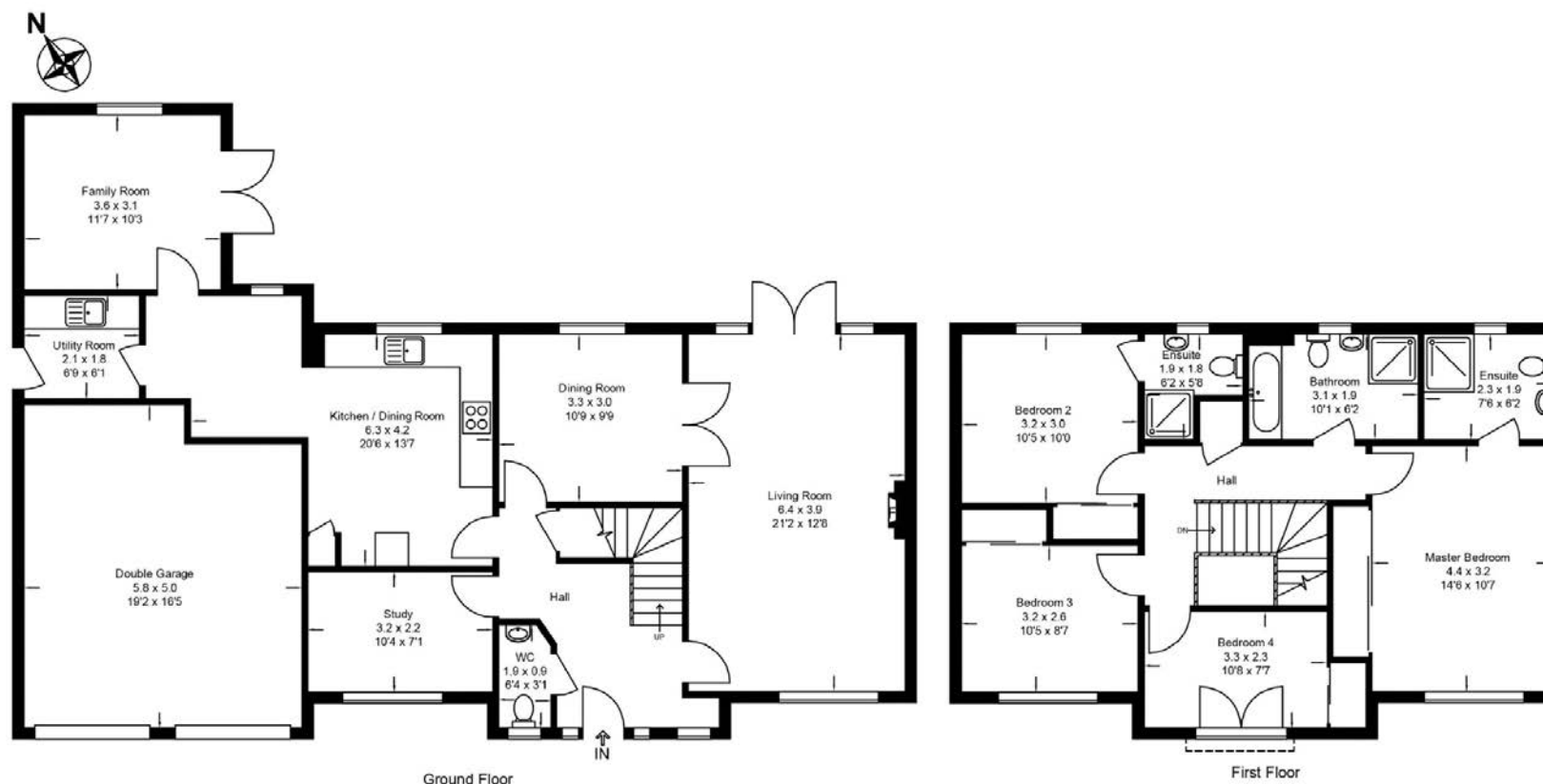
## TRAVEL DIRECTIONS

From Dunfermline travel south on the A823 via St Margarets Drive, progressing along Bothwell Street, at the 2nd set of traffic lights take the turning on the left onto Aberdour Road on the B916. At the roundabout take the 2nd exit continuing along Aberdour Road. At the next roundabout take the 1st exit onto Greenshank Drive. At 2nd roundabout turn left into Trondheim Parkway. Take next right into Shearwater Crescent then turn right into Fulmar Drive. House is situated on left hand side where 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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