



Morgans

15 Dalcross Way  
Dunfermline, Fife, KY12 7RT  
Offers in the region of £180,000



15 Dalcross Way  
Dunfermline  
KY12 7RT

Superb detached family villa in quiet private estate close to all local amenities and motorway network. This property is a credit to the present owners and offered in move in condition, and is on a well appointed corner plot with parking for several vehicles. The subjects comprise entrance hall, w.c, lounge and dining area leading to fitted kitchen, utility room, family room/bedroom, three bedrooms with master en-suite and family bathroom. There are attractive gardens to the front and rear fully enclosed providing a child and pet safe environment. Essential Viewing. EPC RATING D



## LOCATION

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/ DINING 22'4 X 13'5

KITCHEN 11'10 X 7'3

UTILITY 6'11 X 4'7

WC 5'11 X 2'7

FAMILY ROOM / BED 4 11'2 X 6'11

BEDROOM 1 10'6 X 9'6

ENSUITE 7'3 X 4'11

BEDROOM 2 10'6 X 8'10

BEDROOM 3 8'10 X 8'6

BATHROOM 7'7 X 6'7

## EXTRAS INC. IN SALE

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

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## VIEWINGS

Viewings by appointment via Morgans on 01383 620222.

## TRAVEL DIRECTIONS

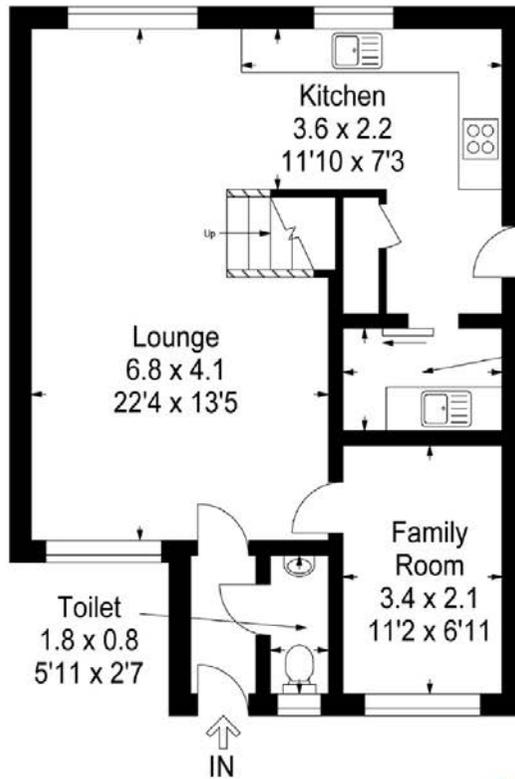
From Dunfermline travel east via Appin Crescent along Halbeath Road and before reaching the railway bridge with the Elizabethan Restaurant on your right hand side, take a right into Dalcross Way and the property is situated on the left hand side as signposted.

## MORGANS PROPERTY PACKAGAE

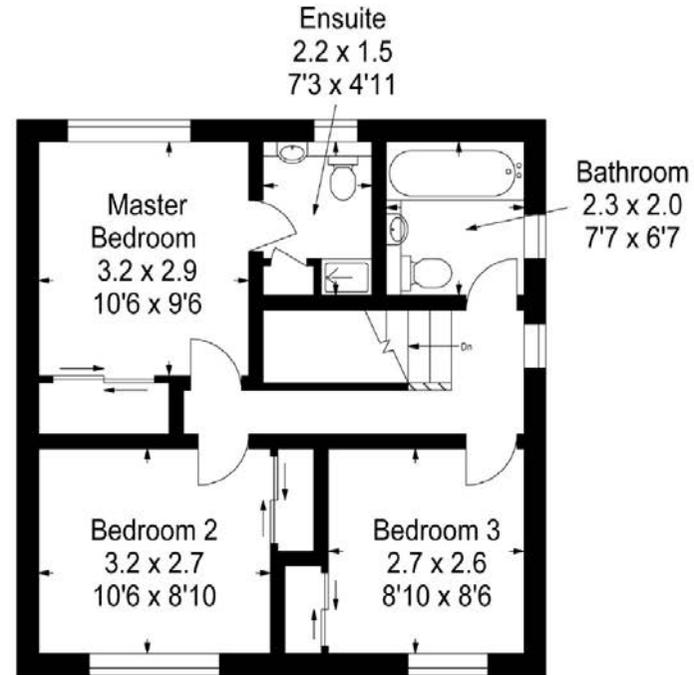
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Ground Floor



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.

**Morgans**

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