



Morgans

43 Coldingham Place
Dunfermline, KY12 7XL
Offers in the region of £135,000



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Dunfermline
KY12 7XL

Superb opportunity to acquire this modern and stylish semi detached villa situated in one of Dunfermline's sought after areas close to all local amenities and schooling and a short walk into the town centre. The subjects are well presented and comprise: entrance hall, front facing lounge, dining kitchen with storage, two double bedrooms and bathroom with overhead shower. The property benefits from double glazing and gas central heating. Attractive gardens to the front and rear bounded by fencing providing a child and pet safe environment. Driveway with access for several vehicles leading to detached garage. 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 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 14'4 X 10'8

KITCHEN 14'4 X 10'4

BEDROOM 1 11'4 X 10'8

BEDROOM 2 10'4 X 8'5

BATHROOM 6'5 X 5'2

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EXTRAS INC IN SALE

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

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

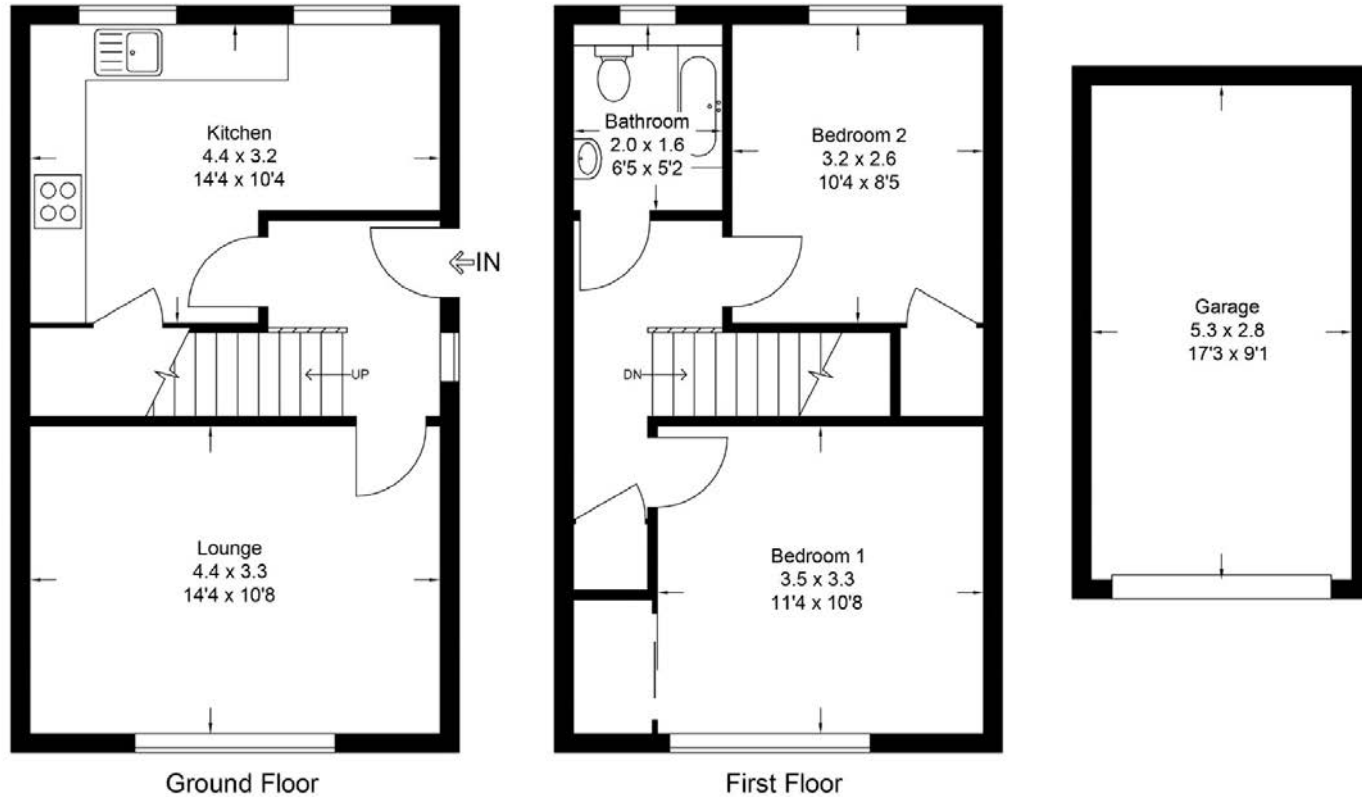
From Dunfermline head east via Appin Crescent and at the mini roundabout take the second exit up Garvock Hill and then directly right onto St Johns Drive then first left into Coldingham Place where the property is situated on the right hand side as signposted.

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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