



Morgans

21 Brambling Road
Dunfermline, KY11 8HD
Offers in the region of £245,000



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Modern and stylish executive detached family villa occupying enviable and well positioned plot adjacent to wildlife protection reserve and Duloch Park. Close to all amenities and within walking distance to Tesco superstore and schooling. The accommodation comprises: reception hall, lounge through to dining room, breakfasting kitchen, utility and WC. On the upper level there are four bedrooms two en-suite facilities, study or bedroom five and family bathroom. The property benefits from gas central heating, double glazing, double driveway leading to single garage. Gardens to front and rear providing a child and pet safe environment. Early entry available. Essential Viewing. 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 with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth bridges 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 intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

MEASUREMENTS

LIVING ROOM 18'1 X 11'2

DINING ROOM 11'10 X 9'6

BREAKFASTING KITCHEN 17'5 X 11'10

UTILITY 8'2 X 4'11

MASTER BEDROOM 12'6 X 10'10

ENSUITE 6'11 X 5'7

BEDROOM 2 11'6 X 10'10

ENSUITE 6'11 X 5'7

BEDROOM 3 16'5 X 8'10

BEDROOM 4 11'6 X 8'10

STUDY/BEDROOM 5 8'10 X 6'7

BATHROOM 7'3 X 5'11

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EXTRAS INC. IN SALE

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

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

From Dunfermline head south via St Margaret's Drive proceeding into Bothwell Street on the A823. At the second set of traffic lights turn left into Aberdour Road on the B916. Continue along until you come to the Masterton Roundabout where you will continue straight ahead. At the next roundabout take first left into Greenshank Drive continuing over the mini roundabout passing Tesco Supermarket on the right hand side. Take the next turning on the left into Tern Road, then first right into Brambling Road where you will see the property as signposted on the right.

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.

AGENTS NOTE

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.







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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