



Morgans

Flat H, 3 Kestrel Way  
Dunfermline, Fife, KY11 8JR  
Fixed Price £79,995



Flat H  
3 Kestrel Way  
Dunfermline  
KY11 8JR

Stylish and modern top floor apartment in excellent condition, ideal for first time buyers or buy to let investor. The subjects comprise: secure entry phone system leading into well maintained communal stairwell, private entrance and hallway, lounge, fitted kitchen, double bedroom with storage and bathroom with shower. The property benefits from gas central heating, double glazing and private residents parking with ample visitors parking. Essential Viewing. Early entry available. 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 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 18'3 x 12'7

KITCHEN 12'7 x 9'5

BEDROOM 13'7 x 10'1

BATHROOM 9'5 x 7'2

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## EXTRAS INC. IN SALE

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

## VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

## TRAVEL DIRECTIONS

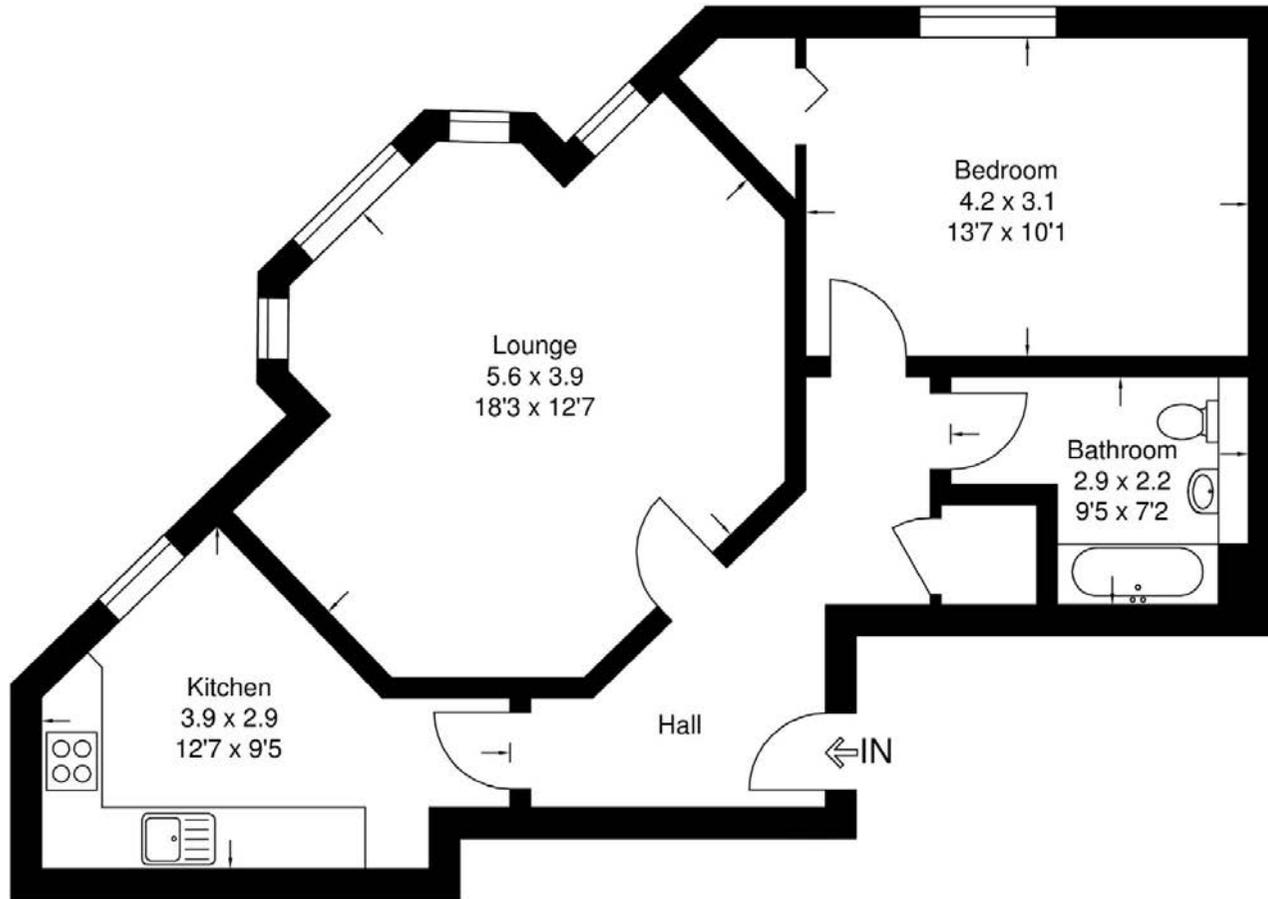
From Dunfermline city centre head south via St Margarets Drive taking a sharp left under the via duct into Woodmill Terrace proceeding along Woodmill Road passing St Columbas high school on the left hand side. At the mini roundabout turn right into Linburn Road then first left at the next roundabout into Trondheim Parkway. Take the first left into Osprey Crescent then right into Kestrel Way where the property is situated.

## 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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