



Morgans

Ross House, Main Street
Halbeath, KY11 8EE
Fixed Price £117,000



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SOLD AS SEEN Keenly priced semi detached house in the village of Halbeath close to Dunfermline town centre with schooling and all amenities available. Ideal location for the commuter with easy access to the M90 motorway network, train station and Halbeath Park and Ride. The property is being sold in it's present condition and does require extensive work yet offers great potential. The accommodation comprises: entrance vestibule, hallway, lounge, dining room, kitchen, store room, downstairs shower room, three bedrooms and bathroom. The property benefits from gas central heating and secondary glazing. Private and mature gardens to the rear with shared access leading to parking area. On street parking also available. There is an estimated damp report available on request. Early viewing recommended to see the potential this property has to offer. EPC RATING E.



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 Abbot House 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/Queensferry Crossing 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 13'9 x 11'10

DINING ROOM 13'1 x 13'9

KITCHEN 11'6 x 10'6

STORE ROOM 6'7 X 6'3

DOWNSTAIRS SHOWER ROOM 10'6 x 7'3

BEDROOM 1 13'9 x 12'2

BEDROOM 2 14'1 x 11'6

BEDROOM 3 14'1 x 11'10

BATHROOM 7'7 x 6'11

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 head east via Appin Crescent proceeding along Halbeath Road for approximately two miles heading towards Asda superstore. At the mini roundabout take the second exit progressing into Halbeath and at the next roundabout take the third exit into Halbeath village and take the first right into the Main Street where the property is situated on the right hand side as sign posted.

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.

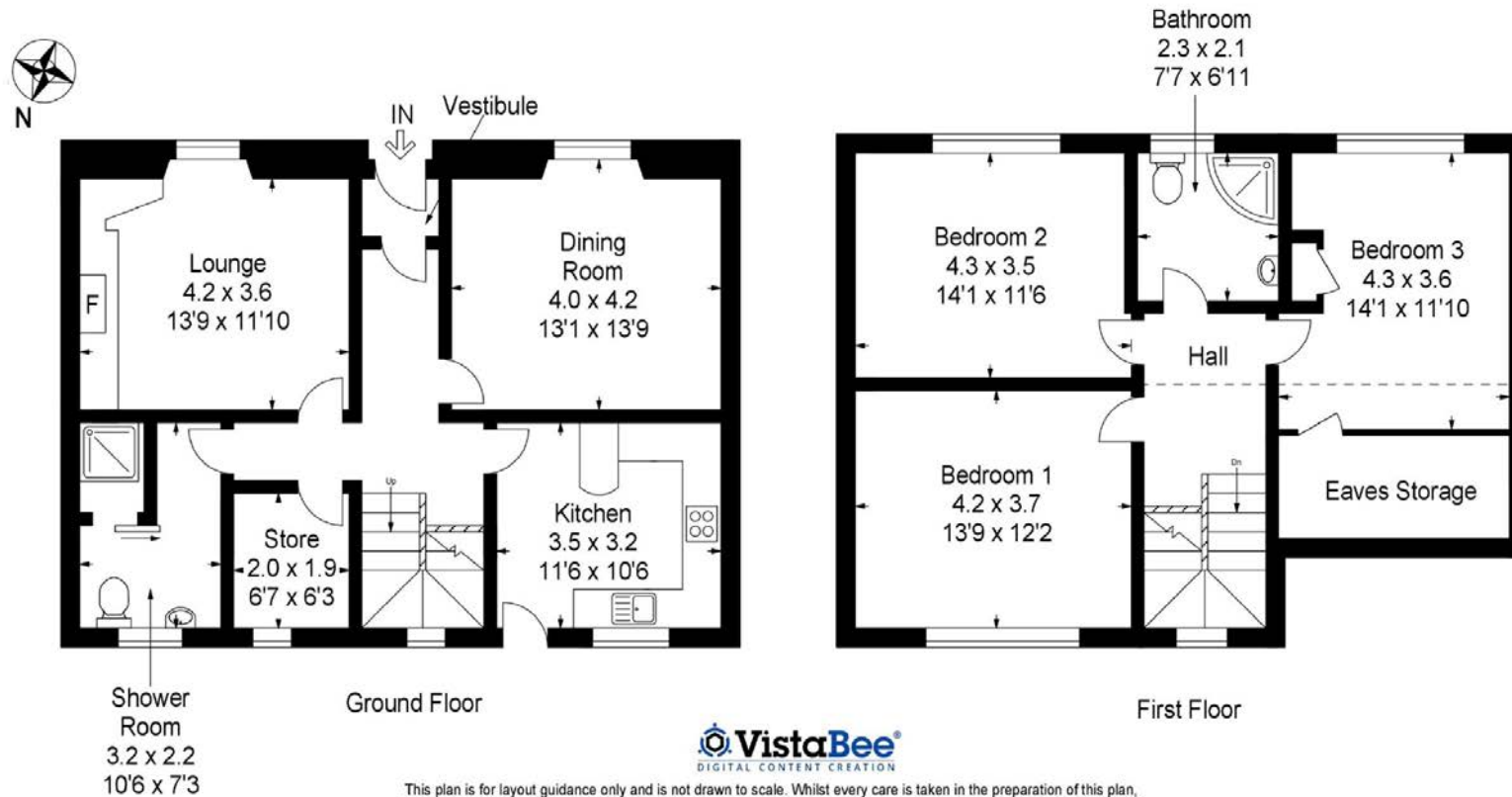
There is a damp report and quotation available (estimated costs £17865.60 including VAT) via Morgans. The report was carried out by Wise Property Care, alternatively you can arrange your own report.

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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