



Morgans

10 Canmore Grove  
Dunfermline, Fife, KY12 0JT  
Offers over £250,000



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Excellent opportunity to acquire this substantial, deceptively spacious, detached villa in rarely available location. Situated in a quiet cul-de-sac within a short distance from town centre, amenities and schooling. This family home offers potential buyers contemporary living over the two levels with potential to extend further. The subjects comprise entrance vestibule, reception hall, w.c, lounge, open plan dining room and kitchen with separate utility room. On the ground level a fourth bedroom currently used as an office. On the upper level three further double bedrooms with master en-suite and bathroom. Storage. The property benefits from gas central heating and double glazing. Enclosed gardens providing a child and pet safe environment with decking and summer house. Double driveway leading to 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 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 inter city links to other parts of the UK. There are regular and convenient bus services both local and national.

## MEASUREMENTS

LIVING ROOM 15'1 X 11'10

DINING ROOM/KITCHEN 23'0 X 12'2

UTILITY 6'11 X 6'7

DOWNSTAIRS WC 4'11 X 2'11

BEDROOM 4/STUDY 10'10 X 10'2

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MASTER BEDROOM 15'1 X 10'2

ENSUITE 8'2 X 7'10

BEDROOM 2 10'10 X 9'10

BEDROOM 3 11'10 X 11'10

BATHROOM 7'10 X 6'7

## EXTRAS INC. IN SALE

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

## VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

## TRAVEL DIRECTIONS

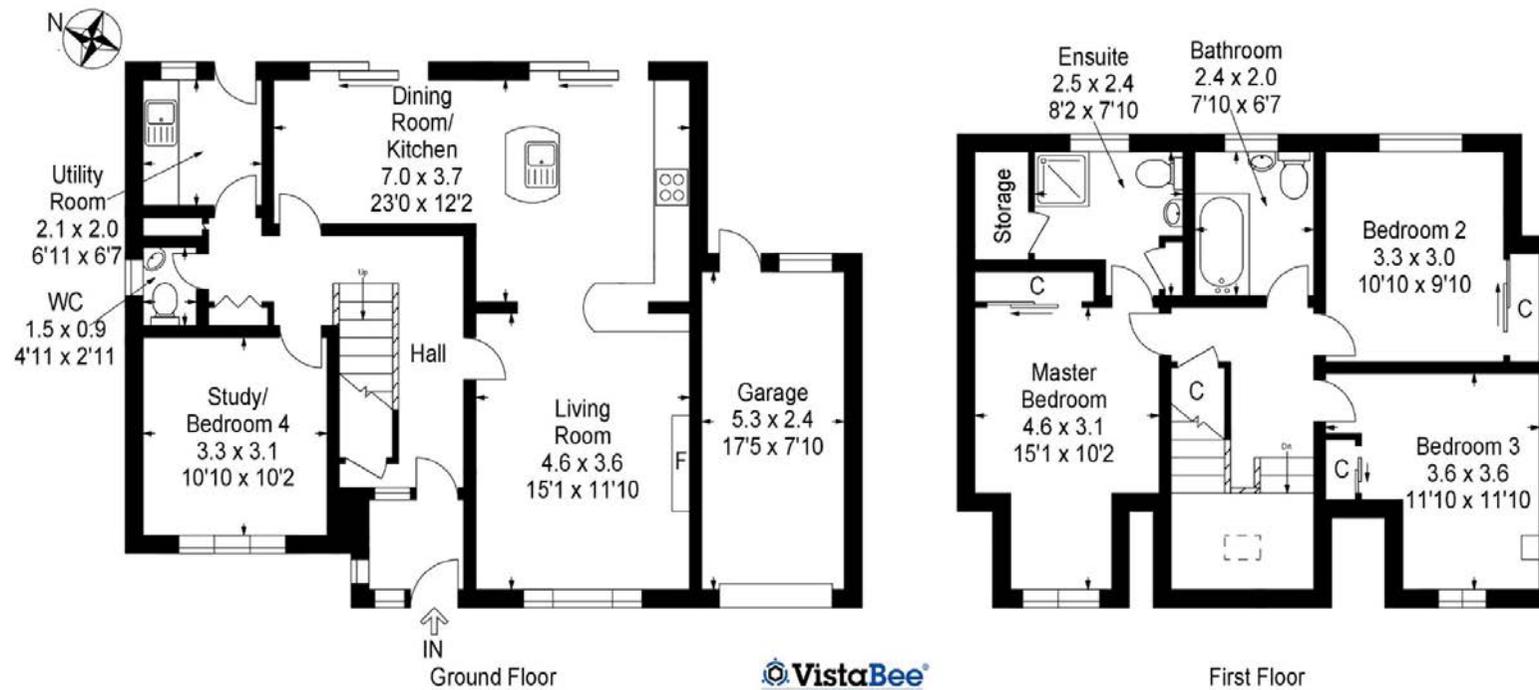
From Dunfermline town centre head north via Townhill Road passing the police station on the left and continue to Headwell Avenue turning left, then right into the cul-de-sac, Canmore Grove where you will see the property as signposted on the right.

## MORHANS 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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