



Morgans

110 Brucefield Avenue
Dunfermline, Fife, KY11 4SY
Offers over £259,950



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Superb example of period home, this substantial traditional first floor apartment situated in a sought after residential street within walking distance of Dunfermline town and train station making this an ideal location for commuting. This stylish accommodation is accessed via an impressive private staircase with original stain glass window, with utility area on entry leading into reception hall, living room, dining room or further bedroom, kitchen, three bedrooms (master en-suite) and family bathroom. The property benefits from gas central heating sash and case with part double glazing. Floored Attic. Well maintained private walled gardens to rear. 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, recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approx five miles from the Forth bridges, 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 13'1 x 16'2

DINING ROOM 12'1 x 14'9

KITCHEN 7'6 x 13'5

UTILITY 11'9 X 12'9

BEDROOM 1 12'5 x 12'9

ENSUITE 13'1 x 3'3

BEDROOM 2 13'1 x 14'9

BEDROOM 3 6'6 x 9'10

BATHROOM 6'6 x 9'2

EXTRAS INC. IN SALE

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

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

From Dunfermline Town centre head south via St Margaret's Drive taking a sharp left under the viaduct into Woodmill Street and then first right into Millhill Street and then first left into Brucefield Avenue where the property is situated as signposted on the left.

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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