



15 Alford Way
Dunfermline, Fife, KY11 8BF
Offers in the region of £162,000

Morgans



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Dunfermline
KY11 8BF

Essential Viewing. Excellent opportunity to acquire well presented, modern semi-detached villa in popular residential estate close to all local amenities, motorway network and schooling. The subjects offer excellent family accommodation throughout, comprising: reception hall, WC, living room, dining kitchen with French doors leading to the gardens, three bedrooms and family bathroom. The property benefits from gas central heating and double glazing. Well maintained private gardens to the front and rear providing a child and pet safe environment. Decking area. Driveway. 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 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 13'1 x 12'10

DINING KITCHEN 18'8 x 10'6

WC 6'3 x 2'11

BEDROOM 1 10'2 x 9'10

BEDROOM 2 10'6 x 10'2

BEDROOM 3 7'7 x 6'11

BATHROOM 6'11 x 5'3

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EXTRAS INC IN SALE

All fitted floor coverings, blinds, bathroom (excluding glass fronted unit) and light fittings together with any integrated appliances and garden shed.

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

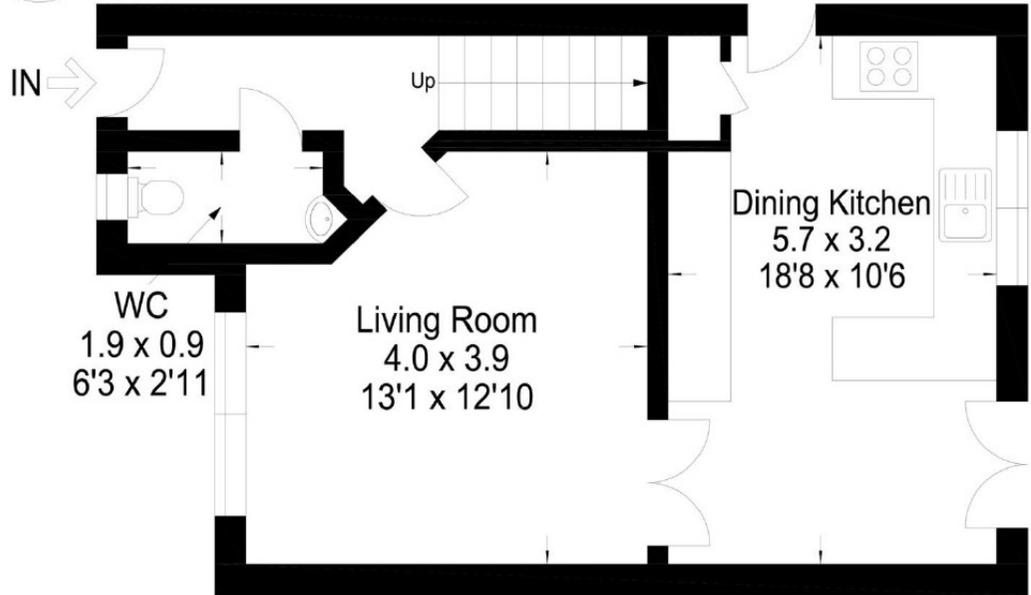
From Dunfermline town centre roundabout head east via Appin Crescent continuing into Halbeath Road passing the football stadium on the left hand side. When you come to the second set of traffic lights turn right into Linburn Road continue along turning left into Dunlin Drive following the road to the next roundabout taking the first exist into Braemar and then left into Crinan Place, left again into Alford Way where the property is situated as signposted.

MORGANS PROPERTY PACKAGE

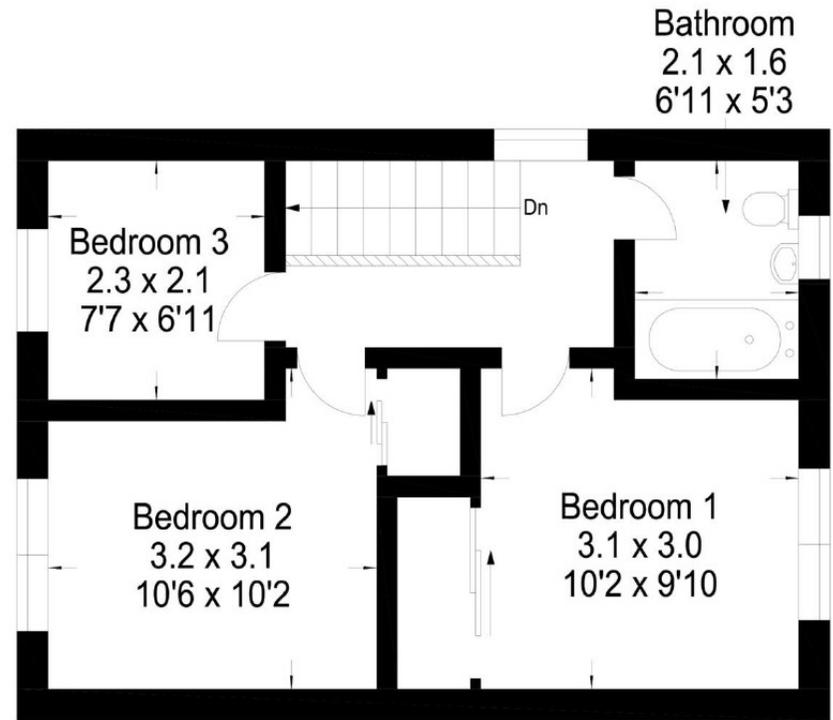
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Ground Floor



First Floor



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)

VistaBee 2017

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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