



Morgans

20 Liggars Place
Dunfermline, Fife, KY12 7XZ
Offers in the region of £270,000



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Dunfermline
KY12 7XZ

Superb opportunity to purchase this detached villa in sought after locale within walking distance to Dunfermline town, Pittencrieff Park, schooling and all amenities. Excellent transport links available including Dunfermline train station and close proximity to the M90 motorway link making this ideal for the commuter. The accommodation comprises of: entrance hall, living room, dining room, dining kitchen with patio doors to garden, utility room and downstairs w.c, master en-suite, further three bedrooms and family bathroom. The property benefits from gas central heating, double glazing and ample storage throughout. Attractive and well maintained gardens to the front and enclosed to the rear with Lyne Burn running by and pleasant open views across McKane Park and Dunfermline town. Single integrated garage with driveway and car port. Early viewing recommended. 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 23'4 X 13'5
DINING KITCHEN 27'11 X 12'2
UTILITY 6'7 X 4'11
DOWNSTAIRS WC 5'3 X 4'3
DINING ROOM 17'1 X 8'2
BEDROOM 1 13'5 X 12'2
ENSUITE 6'3 X 5'11
BEDROOM 2 12'2 X 12'2
BEDROOM 3 10'10 X 10'2

BEDROOM 4 10'10 X 8'6
BATHROOM 7'10 X 7'2

EXTRAS INC. IN SALE

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

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

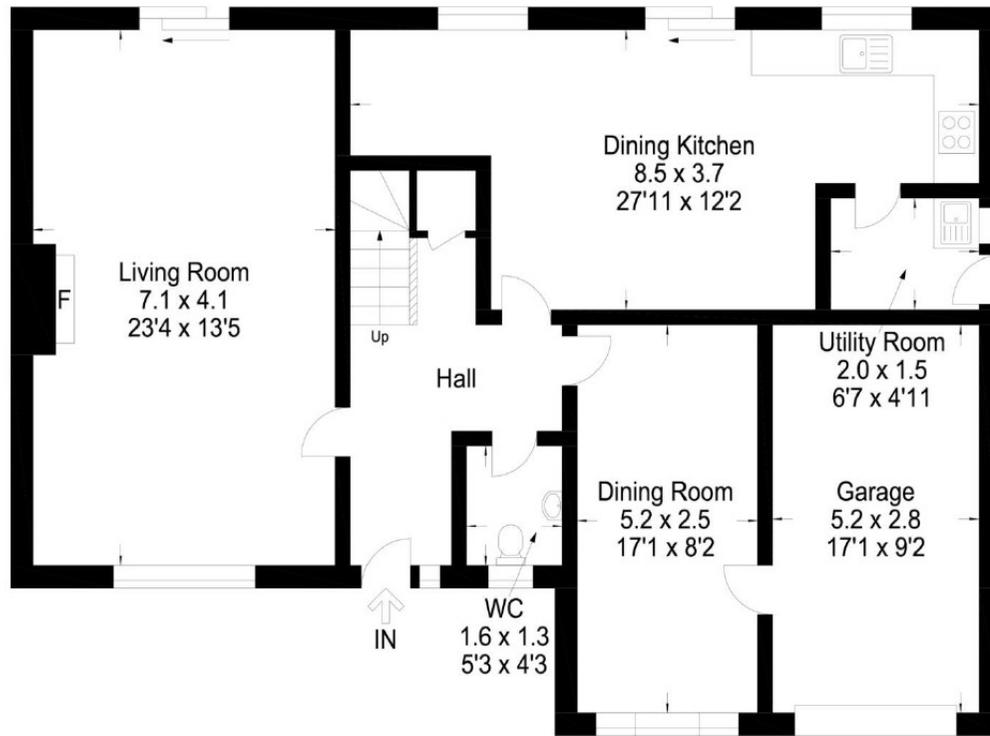
TRAVEL DIRECTIONS

From Dunfermline proceed west down New Row and at the traffic lights turn right into Forth Street, following the road along take the fourth turning on the right into Liggars Place then first right where the property is situated within the Cul-de-sac as sign posted.

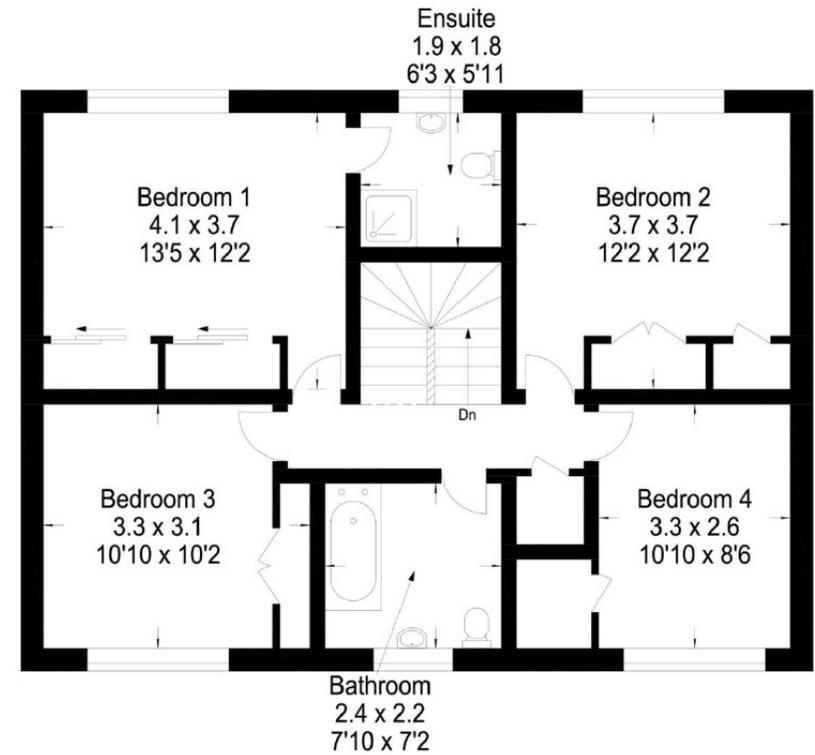
MORGANS PROPERTY PACKAGE

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.





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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SOLICITORS | ESTATE AGENTS | MORTGAGE & FINANCIAL ADVISERS
33 EAST PORT | DUNFERMLINE | FIFE | KY12 7JE
TEL: 01383 620222 | FAX: 01383 621213
WWW.MORGANLAW.CO.UK

