



M o r g a n s

58 Kingfisher Place
Dunfermline, Fife, KY11 8JJ
Fixed Price £225,000



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KY11 8JJ

Detached family villa built by Taylor Wimpey offering superb accommodation over two levels. The property is a credit to the present owners, offered in move in condition. Stylish and contemporary throughout within a popular residential part of the Eastern Expansion. The property is well located for Tesco super store, Duloch Park, schooling and commuter links to Edinburgh. The accommodation comprises reception hall, lounge, dining room, kitchen, study, downstairs WC, four bedrooms (master en-suite) and family bathroom. The property benefits from double glazing and gas central heating. Single car garage and 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 15'1 X 11'2

DINING ROOM 11'2 X 8'6

KITCHEN 13'5 X 9'10

STUDY 7'3 X 7'3

DOWNSTAIRS WC 6'3 X 3'3

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MASTER BEDROOM 11'10 X 11'2

BEDROOM 2 10'6 X 9'10

BEDROOM 3 10'10 X 8'6

BEDROOM 4 8'10 X 8'6

BATHROOM 6'11 X 5'7

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

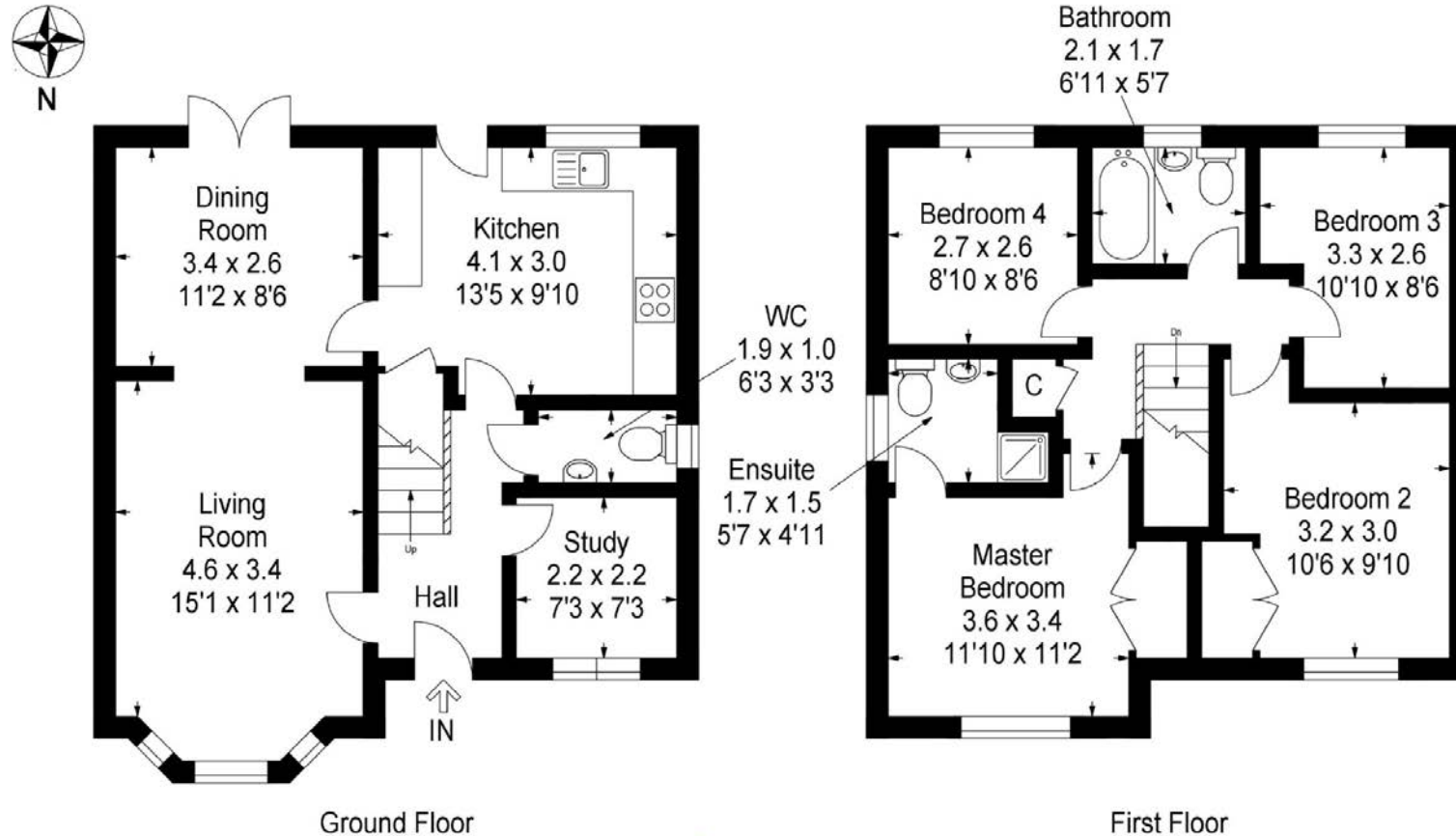
From Dunfermline town centre at the Sinclair Roundabout at Carnegie Hall, take the A907 along Halbeath Road, at the 2nd set of traffic lights turn right onto Linburn Road. At the roundabout take the 4th exit on the left onto Dunlin Drive then take the 3rd exit onto Greenshank Drive and 2nd left onto Kingfisher Place where you will see the property 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.







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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