



M o r g a n s

8 Duloch Home Farm
Aberdour Road, Dunfermline, Fife, KY11 8ZP
Offers in the region of £210,000



8 Duloch Home Farm
Dunfermline
KY11 8ZP

Stunning executive farm conversion spread over two levels situated within the private estate of Duloch Home Farm. This dwelling house is finished to the highest specification of fixtures and fittings and is a credit to the present owners. The accommodation comprises entrance porch, living room with French doors to gardens, dining kitchen, downstairs WC and utility cupboard. On the upper level three double bedrooms with master en-suite and family bathroom. The property benefits from double glazing and gas central heating. Double driveway. Landscaped easy to maintain gardens to front and rear with enclosed patios providing a child and pet safe environment. Essential viewing. EPC RATING B



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 Abbot House reflect the historic interest of the City, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. 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 intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

MEASUREMENTS

LIVING ROOM 15'6 X 11'6
DINING KITCHEN 23'0 X 10'9
MASTER BEDROOM 10'9 X 8'6
EN-SUITE 8'6 X 5'0
BEDROOM 2 9'9 X 9'9
BEDROOM 3 9'9 X 8'6
BATHROOM 8'6 X 5'11

EXTRAS INC. IN SALE

All floor coverings, blinds, bathroom and light fittings (excluding living room) together with integrated appliances and garden shed.

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

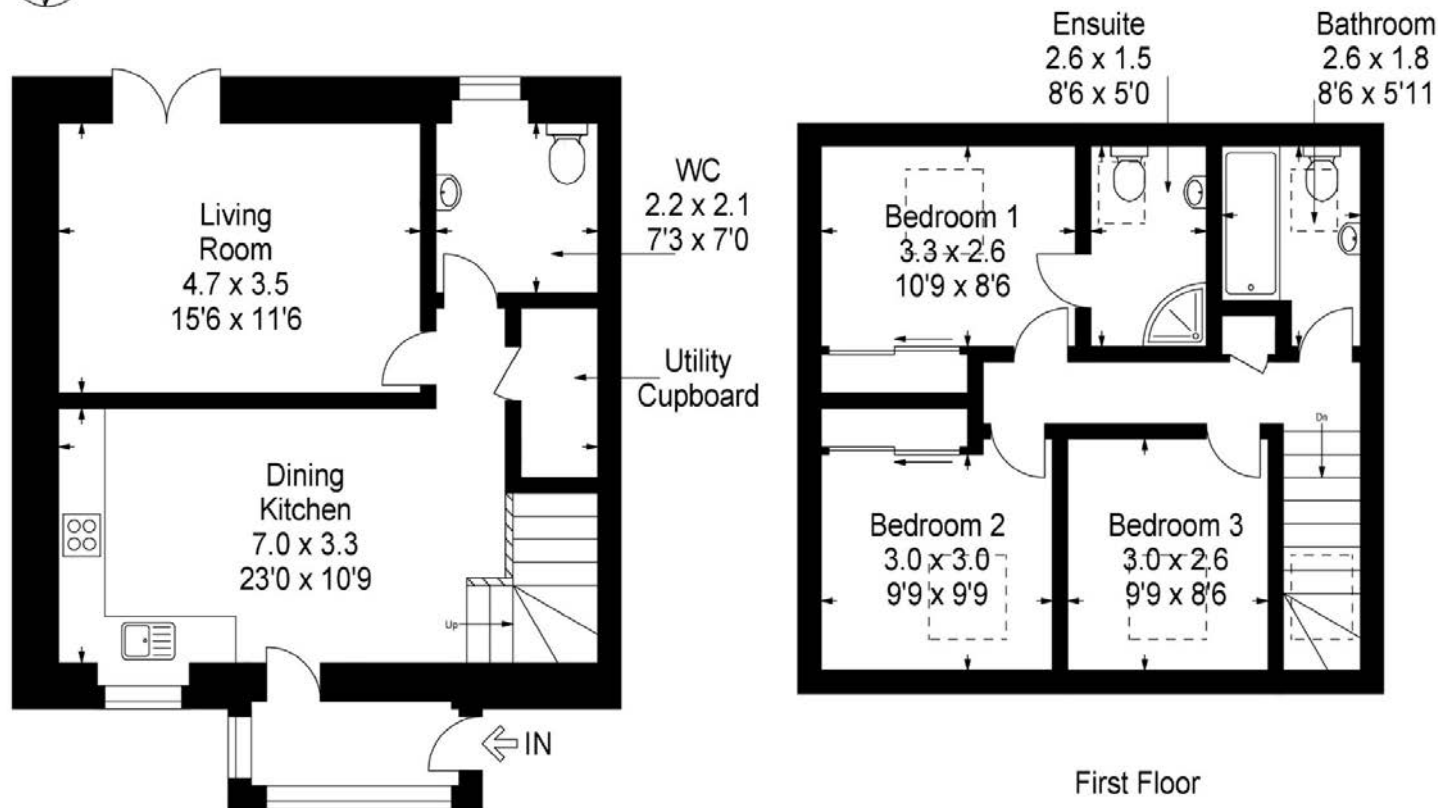
From Dunfermline town centre head south via St Margarets Drive and proceed to the second set of traffic lights turning left into Aberdour Road on the B916. On approach to Masterton roundabout go straight over passing Masterton Primary School on the right. Follow the signs for Middlebank Rise/Fordell Lea passing the estate on the right where you will see a turning on the right hand side with a private single track road as signposted. Follow the road down where the property is situated on the right hand side.

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



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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