Morgans

13 Lilac Grove
Dunfermline, Fife, KY11 8AR
Offers in the region of £162,000

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Excellent opportunity to acquire immaculate three bed semi detached villa in quiet location in the popular Pitcorthie estate close to all amenities and schooling. The subjects are a credit to the present owners being offered in move in condition with quality fixtures and fittings throughout. The subjects comprise: entrance vestibule, lounge, dining room leading to feature conservatory, fitted kitchen with appliances, three bedrooms and bathroom with electric shower. The property benefits from double glazing with gas central heating. There are private gardens to front and rear providing a child and pet safe environment. Monobloc driveway leading to garage. ESSENTIAL VIEWING. 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 13'6 x 13'6
DINING ROOM 11'6 x 8'11
KITCHEN 11'6 x 7'7
CONSERVATORY 12'6 x 8'3
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BEDROOM 1 13'6 x 8'3
BEDROOM 2 11'6 x 10'2
BEDROOM 3 10'6 x 7'7
BATHROOM 6'3 x 4'11

EXTRAS INC IN SALE

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

VIEWINGS

By appointment via Morgans 01383 620222

TRAVEL DIRECTIONS

From Dunfermline head south via St Margaret's Drive and proceed through two sets of traffic lights onto Queensferry Road at the first roundabout take the first exit left into Pitcorthie estate with the primary school straight ahead, proceed right into Pitcorthie Drive for several hundred yards turning left into Lilac Grove where the property is situated as signposted 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 First Floor

VistaBee
DIGITAL CONTENT CREATION

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 the 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.

Morgans

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ESPC espc.com
NAEA National Association of Estate Agents