



M o r g a n s

22 Clyde Crescent  
Dunfermline, Fife, KY11 4NG  
Offers in the region of £110,000







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Superb end terraced villa situated on enviable corner plot within quiet cul-de-sac. Generously proportioned, offered in move in condition, a credit to the present owners. Ideally suiting first time buyers, couples and families. Close to all local amenities, schooling and motorway network. The subjects comprise entrance hall, lounge/dining room and kitchen with door to gardens, three bedrooms and bathroom. The property benefits from gas central heating and double glazing. Good sized gardens to front, side and rear fully enclosed providing a child and pet safe environment. 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

LOUNGE/DINING ROOM 20'0 X 12'6

KITCHEN 14'9 X 9'2

BEDROOM 1 15'5 X 8'10

BEDROOM 2 10'10 X 9'6

BEDROOM 3 8'10 X 7'7

BATHROOM 6'7 X 5'7

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## EXTRAS INC. IN SALE PRICE

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

## VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

## TRAVEL DIRECTIONS

From the City centre head south via St Margaret's Drive on the A823 into Bothwell Street until you come to the second main set of traffic lights where you will turn left into Aberdour Road. Continue along taking the left turn into Tweeddale Drive. At the junction turn right into Wedderburn Crescent, then bear left onto Tweed Street. Take the next right into Dee Place then left into Clyde Crescent where the property will be located on the left hand side as signposted.

## MORGANS PROPERTY PACKAGE

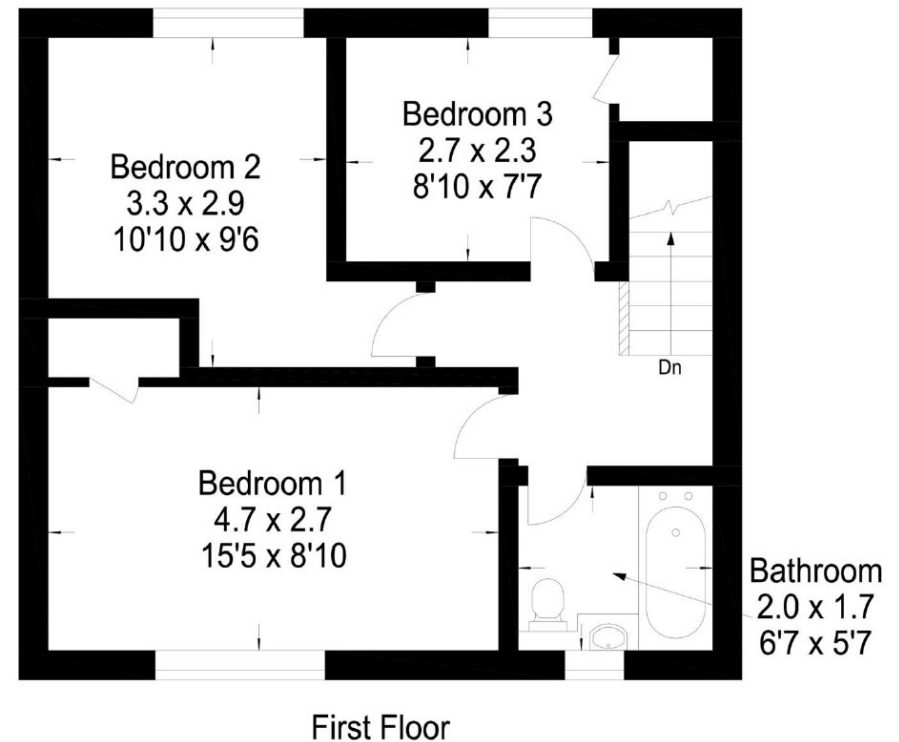
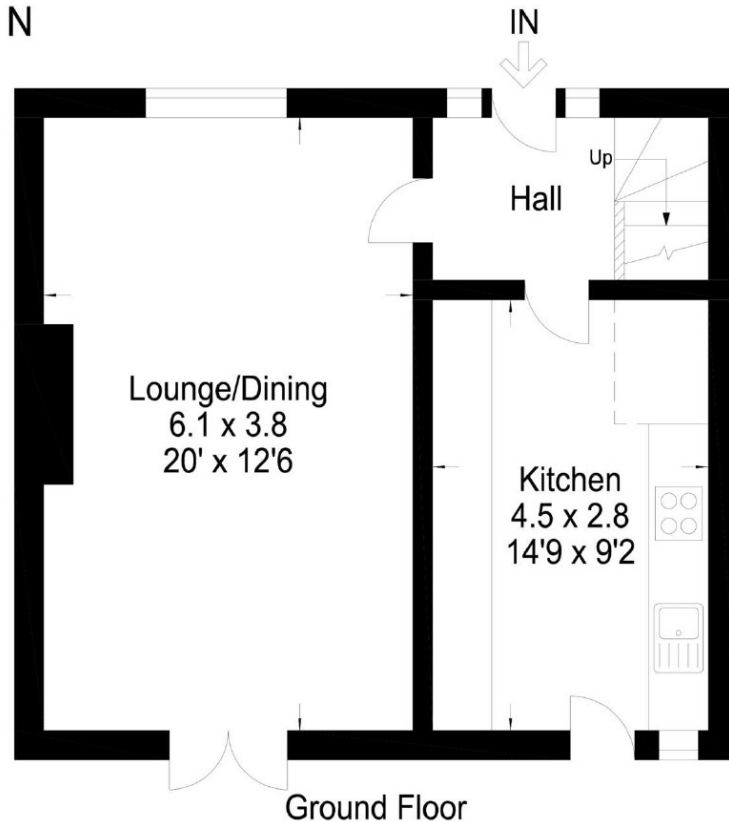
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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes 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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