



M o r g a n s

30 Bendachin Drive  
Dunfermline, Fife, KY12 7RZ  
Offers over £159,950



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KY12 7RZ

Stylish and beautifully presented three bed semi detached villa in sought after estate close to all amenities, schooling and a short walk to St. Margaret railway station. Situated in a quiet cul-de-sac this property has been upgraded over the last year and is offered in move in condition. Comprising entrance hall, downstairs w.c, lounge, open plan kitchen/dining area with French doors to garden. On the upper level three bedrooms and modern bathroom. The property benefits from double glazing and gas central heating. There are attractive gardens to the front and rear fully enclosed providing a child and pet safe environment. Double driveway and ample visitors parking. Essential Viewing. 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 12'5 X 16'9

KITCHEN/DINING ROOM 15'9 X 9'2

WC 2'11 X 5'3

BEDROOM 1 8'10 X 13'1

BEDROOM 2 8'10 X 9'10

BEDROOM 3 6'10 X 10'5

BATHROOM 6'3 X 6'3

## EXTRAS INC. IN SALE

All fitted floor coverings, blinds, bathroom,

and light fittings (except living room) together with any integrated appliances, double cooker, fridge freezer, washing machine and garden shed.

## VIEWINGS

Viewings by appointment via Morgans on 01383 620222.

## TRAVEL DIRECTIONS

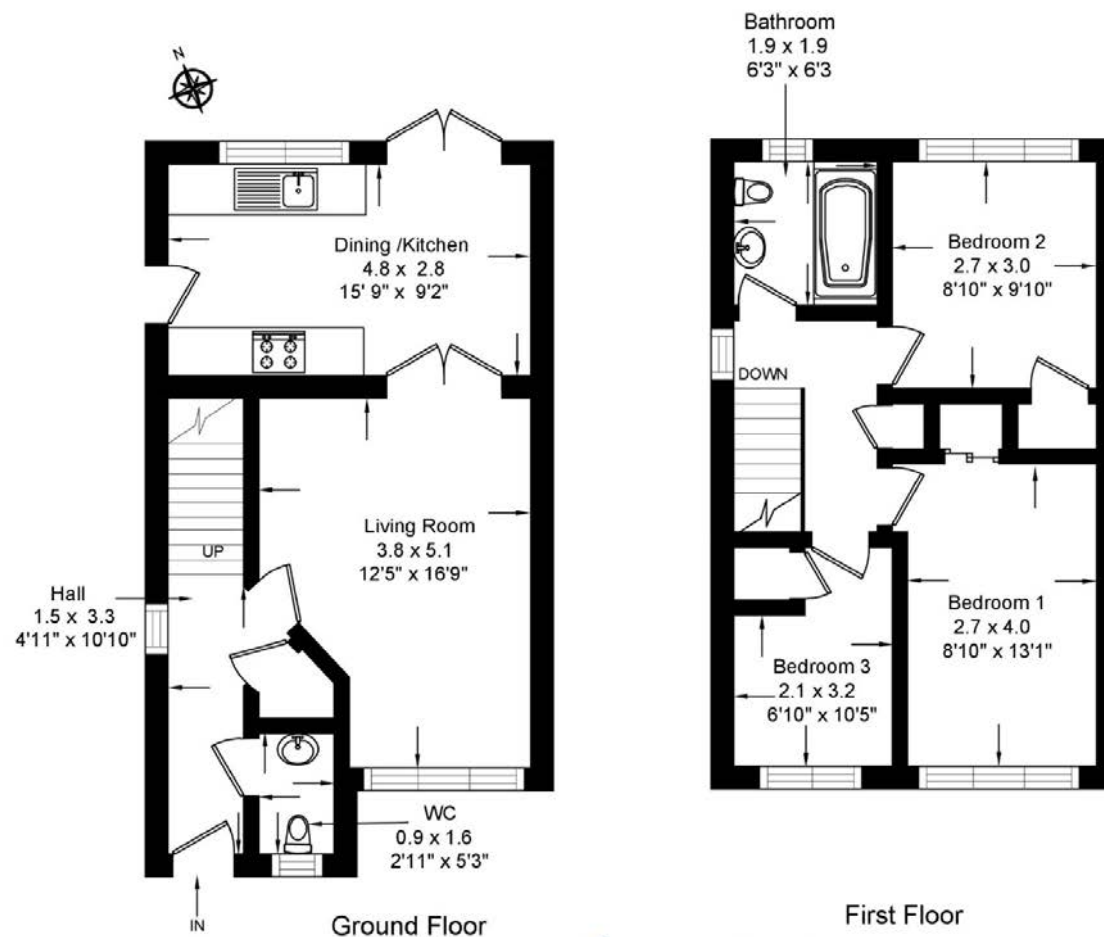
From Dunfermline travel east via Appin Crescent along Halbeath Road and before reaching the railway bridge with the Elizabethan Restaurant on your right hand side, take a direct left into Daviot Road. Then first left into Bendachin Drive where the property is situated at the end of the cul-de-sac on the right as signposted.

## 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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