



Morgans

Brucefield, 65 Woodmill Road
Dunfermline, Fife, KY11 4AD
Offers over £295,000



Brucefield
65 Woodmill Road
Dunfermline
KY11 4AD

A rare opportunity to acquire this charming C listed duplex apartment dating to 1872 with impressive original features throughout. The property is ideally placed within walking distance to the town centre with all amenities. Dunfermline railway station is a short walk and easy access to the M90 motorway network makes this ideal for the commuter. The accommodation comprises: private entrance via covered porch with double timber storm doors to vestibule, reception hall with elaborate plasterwork, spacious contemporary dining kitchen, timber panelled sitting room with stained glass windows and feature fireplace with open fire, large master bedroom and en-suite with underfloor heating, two further double bedrooms, downstairs WC, and family bathroom. Gas central heating and single glazed sash and case windows. Cellar. The majority of windows benefit from a southerly aspect over the attractive and mature private gardens. Residents parking located to the rear. 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 Abbot House reflect the historic interest of the City, and are complemented by the recently completed Dunfermline Carnegie Library and Galleries. 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 ways 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 station provides 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

DINING ROOM/KITCHEN 23'7 X 16'5

WC 6'11 X 4'11

MASTER BEDROOM 19'4 X 15'5

EN-SUITE 8'10 X 6'11

BEDROOM 3 14'1 X 7'10

LIVING/DINING ROOM 24'3 X 18'1

BATHROOM 8'2 X 8'2

BEDROOM 2 23'0 X 19'4

EXTRAS INC. IN SALE

All fitted floor coverings, blinds, bathroom, and light fittings (with exception of Hall chandelier) together with integrated hob, oven, fridge, freezer, washer dryer, and dishwasher, the garden shed, log store, coal bunker, and picnic table are also included.

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

From Dunfermline City centre head south via St Margaret's Drive taking the direct left into Woodmill Street proceeding into Woodmill Road, passing the Sorting Office on the left hand side. The property is situated on the right hand side 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.





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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 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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