



M o r g a n s

76 Colliston Road
Dunfermline, Fife, KY12 0XW
Offers in the region of £152,000



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Dunfermline
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Excellent opportunity to acquire this well appointed semi-detached villa situated on an enviable corner plot within a popular residential estate close to all amenities and schooling. The subjects comprise: entrance hall, downstairs w.c, lounge, dining kitchen with patio doors, three bedrooms with master en-suite and bathroom. There are attractive gardens to the front and rear with private residents parking and ample visitors parking. The property benefits from double glazing and gas central heating. 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 10'5 X 15'8

KITCHEN/DINING ROOM 16'4 X 7'9

WC 2'11 X 5'3

BEDROOM 1 9'2 X 10'9

ENSUITE 4'11 X 5'6

BEDROOM 2 10'9 X 9'10

BEDROOM 3 7'10 X 7'6

BATHROOM 6'6 X 9'6

EXTRAS INC. IN SALE

All 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

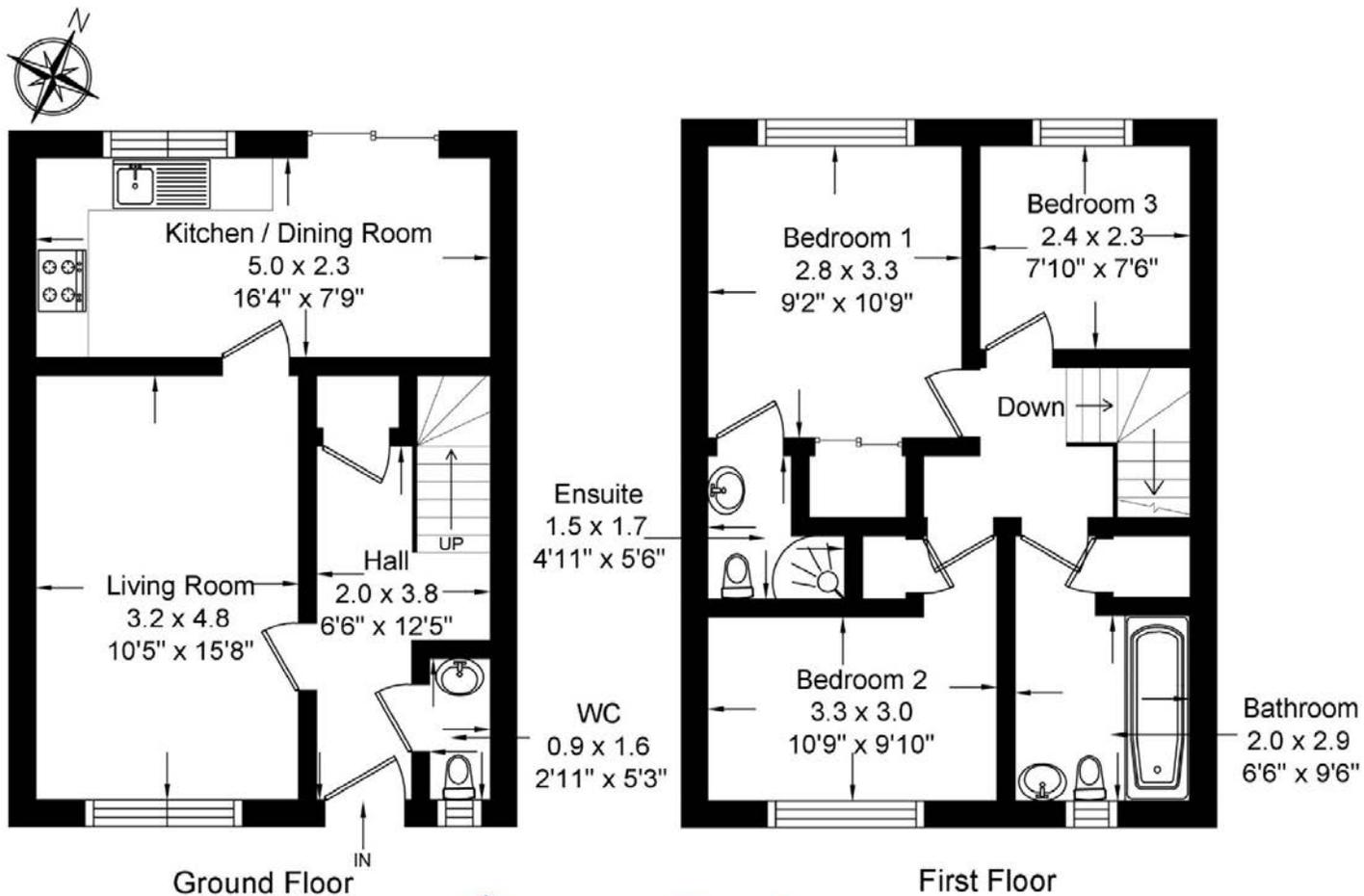
From Sinclair Gardens roundabout in the City centre head north via Townhill Road. Take the turning on the right into Bellyeoman Road and at the T junction turn right into Robertson Road. Continue along Robertson Road taking the fourth turning on the left into Alderston Drive, then first left into Colliston Road continuing until you reach the second cul-de-sac on the right hand side where the property will be sign posted.

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.

Morgans

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