



M o r g a n s

77 Priorwood Drive  
Dunfermline, Fife, KY11 8FG  
Offers in the region of £230,000







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Contemporary and stylish detached villa situated in the popular Duloch area of Dunfermline well placed for schooling, local amenities and ideal for the commuter with easy access to the M90 motorway link. The accommodation is beautifully presented and occupies an enviable corner plot, comprising: entrance hall, WC, living room, dining room leading to fitted breakfasting kitchen with French doors to gardens, four bedrooms, (two with en-suite facilities) and family bathroom. The property benefits from gas central heating, double glazing and ample storage. Attractive gardens to the front and rear with decking. Single garage with double driveway. 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 15'5 x 10'2

DINING ROOM 12'6 x 8'10

DINING KITCHEN 16'5 x 9'10

HALL 15'5 x 6'5

BEDROOM 1 11'10 x 10'10

ENSUITE 5'11 x 4'7

BEDROOM 2 9'10 x 9'10

2ND ENSUITE 5'3 x 4'11

BEDROOM 3 10'6 x 8'7

BEDROOM 4 9'6 x 8'10

BATHROOM 6'5 x 6'5

HALL 9'10 x 7'3

## EXTRAS INC. IN SALE

All fitted floor coverings, blinds, bathroom and light fittings (excluding living room & dining room area) together with any integrated appliances

## VIEWINGS

Viewings by appointment via Morgans on 01383 620222.

## TRAVEL DIRECTIONS

From Dunfermline City centre head south via St Margaret's Drive proceeding under the railway bridge into Bothwell Street. Continue to the second main set of traffic lights where you will turn left into Aberdour Road. Continue until you come to the Masterton Roundabout where you will continue straight over taking the next left into Pitmedden Road. Follow the road round, veering right pass Edzell Way and then take the next right into Priorwood Drive where you will see the property as signposted on the left.

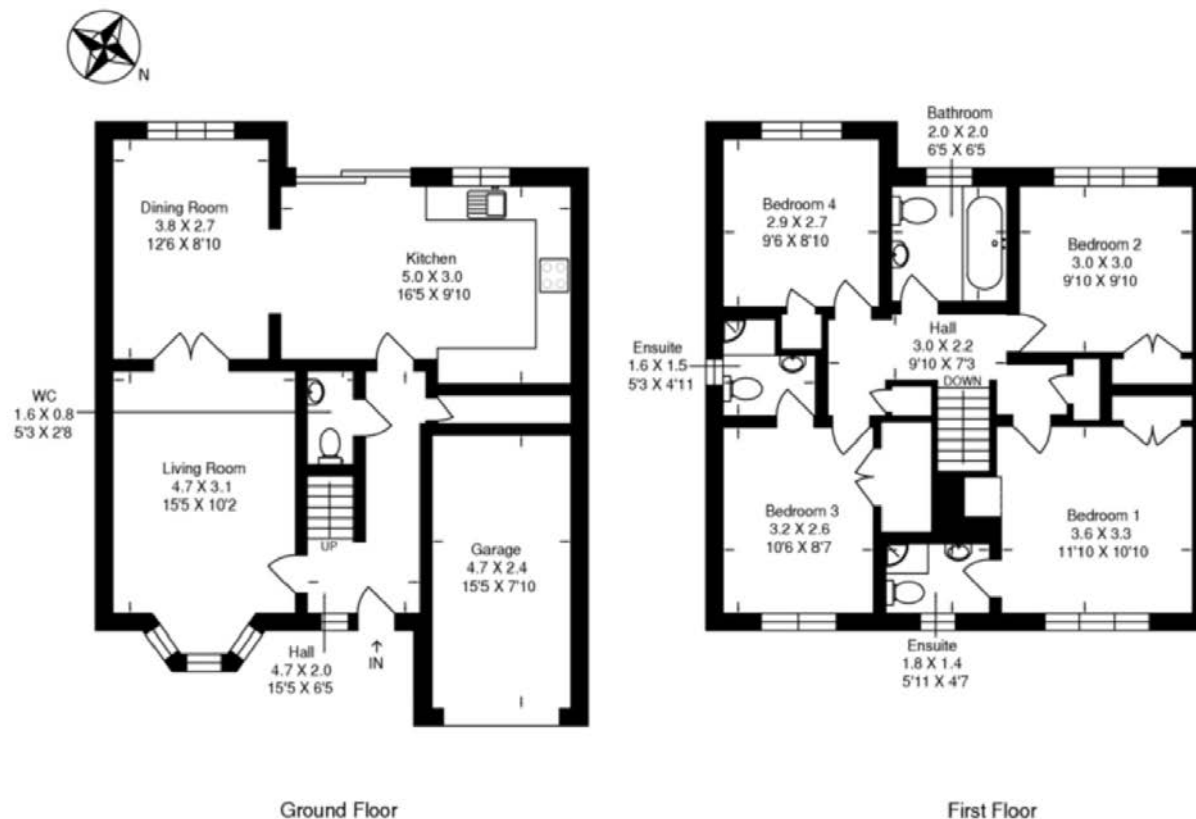
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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all the dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes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

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