



Morgans

129 Headwell Avenue  
Dunfermline, KY12 0JR  
Offers in the region of £115,000



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KY12 0JR

Opportunity to acquire well appointed end terraced villa on generous corner plot within popular residential estate. Easy access and within walking distance of town centre, schooling and all amenities. The property would ideally suit couples, first time buyers and small families. The accommodation comprises: entrance hall, lounge, fitted kitchen, two double bedrooms and shower room. Access to attic. There are private gardens to the front and rear bounded by retaining wall and fencing providing a child and pet safe environment. The property is double glazed with gas central heating. On street parking. 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/DINING ROOM 20'8 X 10'6

KITCHEN 14'5 X 7'7

BEDROOM 1 14'5 X 11'2

BEDROOM 2 10'10 X 10'6

SHOWER ROOM 6'7 X 5'3

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## 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

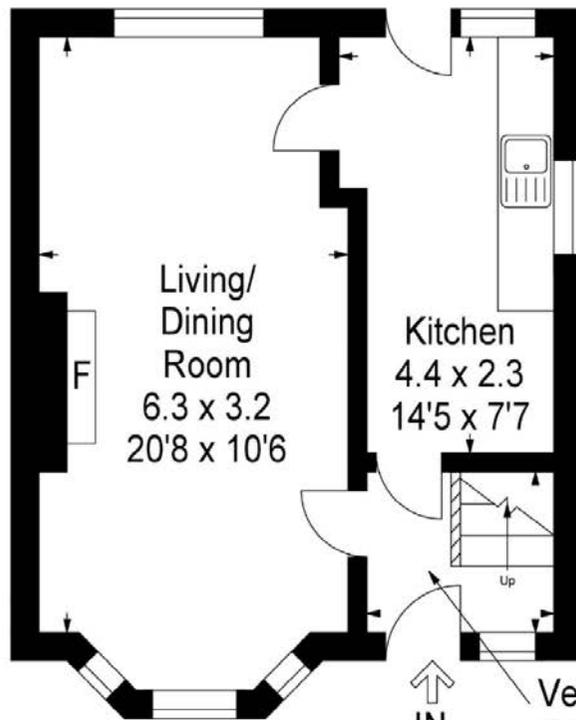
From Dunfermline City Centre head north via Townhill Road for a few hundred yards until you see a turning on the left hand side for Headwell Avenue follow the road along where the property is situated on the left hand side as sign posted.

## MORGANS PROPERTY PACKAGE

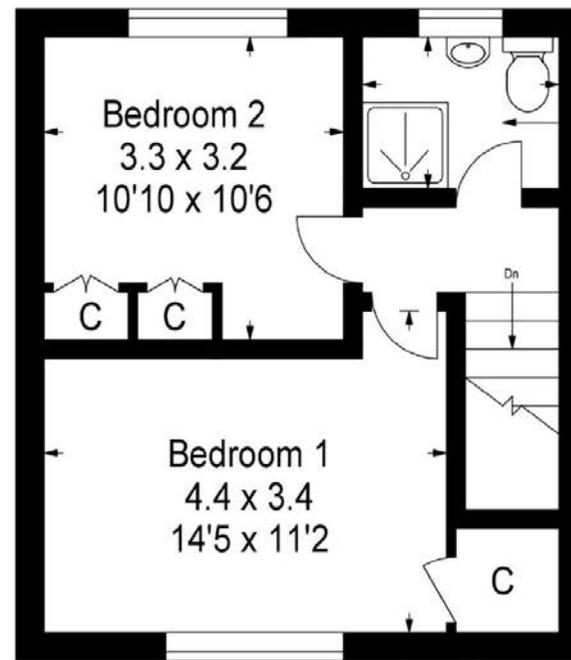
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Ground Floor



First Floor



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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