



M o r g a n s

10 Middlebank Rise
Dunfermline, KY11 8LH
Fixed Price £185,000



**10 Middlebank Rise
Dunfermline
KY11 8LH**

Essential Viewing. A superb opportunity to acquire this modern and contemporary executive townhouse situated in popular residential estate close to all amenities, schooling and motorway network. The property is offered in move in condition and a credit to the present owners. The subjects comprise: entrance vestibule, reception hall, w.c, dining kitchen with feature doors to gardens and dining room. First floor; living room, master bedroom with en-suite. Top floor; three further bedrooms and family bathroom. Good storage. The property benefits from double glazing and gas central heating. Driveway and ample parking. Attractive gardens fully enclosed providing a child and pet safe environment. Early viewing is highly recommended to appreciate this stylish property. 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 Abbot House reflect the historic interest of the City, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth Road 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 intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

MEASUREMENTS

LIVING ROOM 14'5 X 9'10
DINING ROOM 10'2 X 9'10
DINING KITCHEN 14'5 X 9'10
MASTER BEDROOM 12'6 X 9'10
BEDROOM 2 14'5 X 9'10
BEDROOM 3 9'10 X 6'11
BEDROOM 4 9'10 X 7'3
BATHROOM 6'11 X 5'7

EXTRAS INC. IN SALE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances and garden shed.

VIEWINGS

All viewing by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

From Dunfermline city centre head south via St Margaret's Drive proceeding straight ahead under the railway bridge into Bothwell Street. At the second set of traffic lights take a direct left into Aberdour Road on the B916. On approach to the Masterton Roundabout continue straight over and onto the next two mini roundabouts going past Masterton Primary School on the right. You will see a turning on the right hand side into Middlebank Rise where the property is situated on the right hand side as 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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