



Morgans

12 Bramble Crescent  
Dunfermline, Fife, KY11 8PZ  
Offers over £295,000



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Excellent opportunity to purchase newly completed executive Bellway home finished to their usual high standard. The current owners have upgraded fixtures and fittings further to enhance the property making this show home standard. The accommodation comprises entrance vestibule, reception hall, lounge, dining room, kitchen with utility and w.c facilities. On the upper level there are four bedrooms with two guest en-suites and four piece family bathroom. The property benefits from gas central heating and double glazing. There are landscaped gardens fully enclosed providing a child and pet safe environment. Double garage and driveway. 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 with Carnegie Museum and Library. 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 intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

## MEASUREMENTS

LOUNGE 19'8 x 11'2

DINING ROOM 16'4 x 10'10

KITCHEN 13'5 x 10'10

UTILITY 6'11 x 6'11

WC 6'11 x 3'7

MASTER BEDROOM 14'5 x 12'10

EN-SUITE 8'2 x 4'11

BEDROOM 2 12'6 x 8'10

EN-SUITE 5'11 x 5'7

BEDROOM 3 12'10 x 9'2

BEDROOM 4 10'6 x 8'6

BATHROOM 8'6 x 7'7

## EXTRAS INC. IN SALE

All floor coverings, blinds, bathroom with any integrated appliances in kitchen. Lights are negotiable.

## VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

## TRAVEL DIRECTIONS

From Dunfermline head east via Appin Crescent onto Halbeath Road and proceed to the traffic lights turning right into Linburn Road at Arnold Clark Motors. Take the third turning on the left into Braemar Drive proceed to the third roundabout and take the third exit on your right veering right again where you will see our for sale board at the Bellway Estate.

## 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.







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.

**Morgans**

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