



M o r g a n s

Clifton Cottage, Castleblair Lane  
Dunfermline, Fife, KY12 9DR  
Offers in the region of £155,000



Clifton Cottage  
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Dunfermline  
KY12 9DR

Charming period cottage quietly tucked away off the main road, providing peaceful accommodation over two levels. The cottage requires cosmetic upgrading and would be ideal for families and couples alike. The subjects comprise: entrance vestibule, reception hall, lounge, dining room, kitchen and utility room with side porch. Mezzanine and first floor comprises bathroom leading to three bedrooms. The property has a private garden to the front and shared rear garden/drying green with shared outhouse to rear. The property has gas central heating and double glazing. Early entry available. EPC RATING E



## LOCATION

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 16'1 X 11'10

DINING ROOM 15'1 X 11'10

KITCHEN 11'10 X 7'10

UTILITY 8'2 X 6'11

BEDROOM 1 13'5 X 11'10

BEDROOM 2 14'5 X 11'10

BEDROOM 3 13'1 X 7'10

BOX ROOM 5'7 X 4'7

BATHROOM 6'11 X 4'11

## VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

## EXTRAS INC. IN SALE

All fitted floor coverings, blinds, bathroom, and light fittings together with any integrated appliances.

## TRAVEL DIRECTIONS

From Dunfermline town centre head west via Carnegie Drive and at the second set of traffic lights take a direct right into Bruce Street where the road name changes to Mill Street. Take the second turning on the right into Castleblair then directly left into Castleblair Park and you will see a lane straight ahead into Castleblair Lane where the property is situated on the left hand side as signposted. There is on-street parking in Castleblair Park.

## MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service.

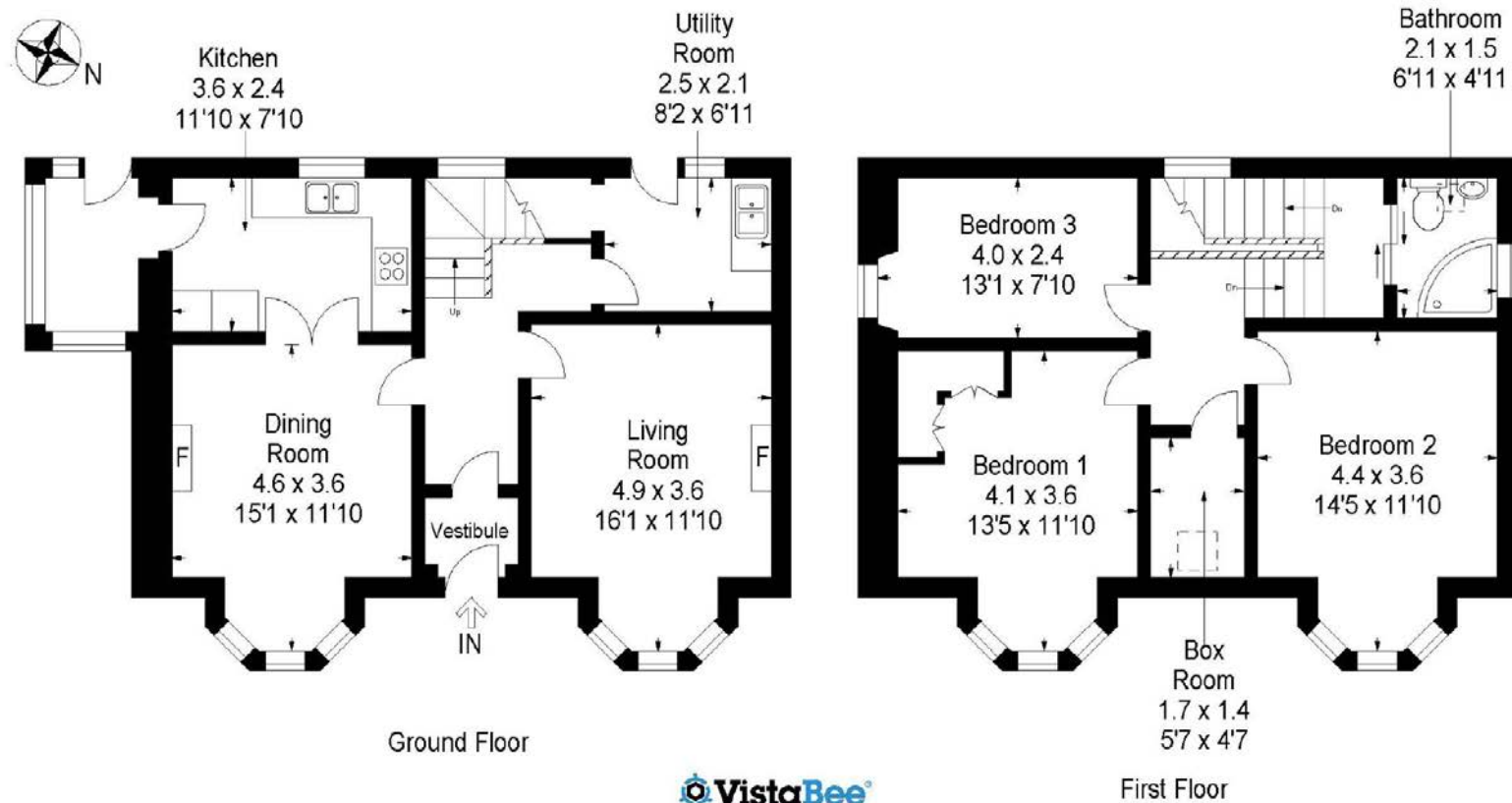
We are also Mortgage and Financial Advisers. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.


## AGENTS NOTE

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.







  
DIGITAL CONTENT CREATION  
 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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