



Morgans

1 Hilton View
Pattiesmuir, Dunfermline, Fife, KY11 3ES
Offers over £165,000



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Rarely available in today's market the opportunity to acquire this stunning traditional ground floor apartment circa 1905 situated in the picturesque hamlet of Pattiesmuir with unspoilt countryside views. This charming home has undergone a complete renovation of works over the last few years and is a credit to the present owners being offered in move in condition. High specification fixtures and fittings, bespoke kitchen and many attractive features throughout. The subjects comprise: entrance vestibule, reception hall, living room and dining area, fitted kitchen leading to rear porch and door to grounds, two double bedrooms and shower room. There are private gardens to the front and enclosed walled gardens the side/rear providing a child and pet safe environment. The property is double glazed with gas central heating. Early entry available. EPC RATING D



LOCATION

Pattiesmuir near Limekilns is a semi-rural hamlet situated approximately three miles from Dunfermline and offers any potential buyer quiet living with superb unspoilt views over farmland and beyond. 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.

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

MEASUREMENTS

LIVING/DINING ROOM 16'9 x 12'10

KITCHEN 11'6 x 7'3

BEDROOM 1 15'1 x 13'5

BEDROOM 2 13'1 x 9'10

SHOWER ROOM 6'11 x 5'11

EXTRAS INC. IN SALE

All blinds and bathroom fittings together with integrated appliances.

TRAVEL DIRECTIONS

From Dunfermline take the A823, St Margaret's Drive. Take the third turning onto Nethertown Broad Street passing through the first set of traffic lights onto West Nethertown Broad Street veering left onto Forth Street. Follow this road (B9156) until you come to the T-junction, turn left continue along this road and take the first turning on the left signposted Pattiesmuir.

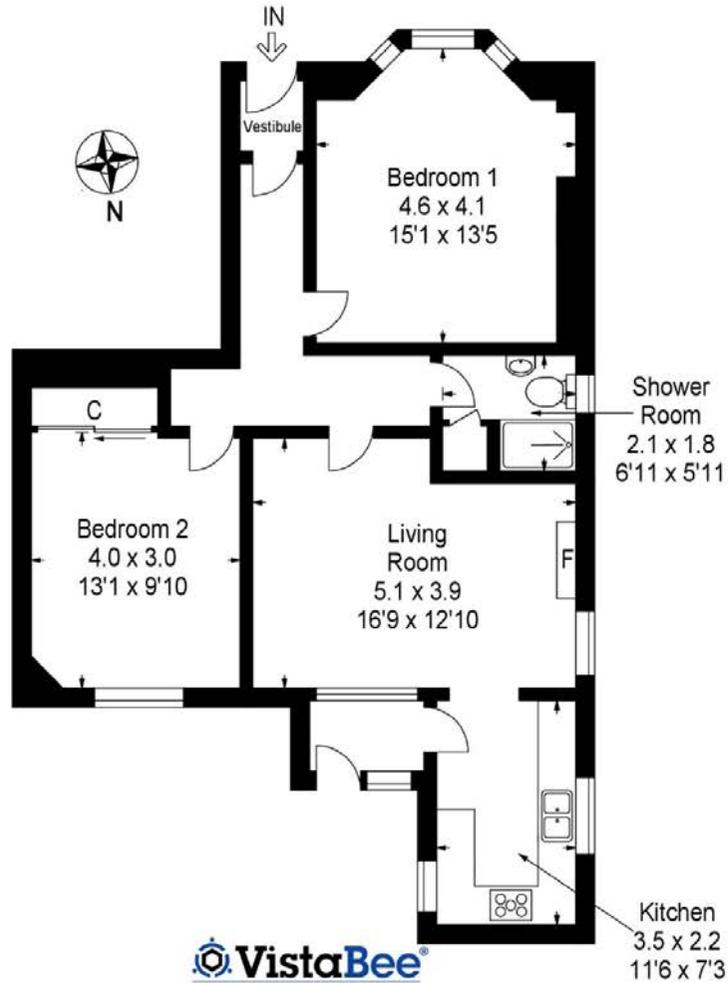
Follow this private road where you will see our for sale board on the left hand side.

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.

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