



M o r g a n s

4 Dora Court
Lumphinnans, Fife, KY4 9HU
Offers in the region of £110,000



4 Dora Court
Lumphinnans
KY4 9HU

Well presented modern semi detached villa located in the village of Lumphinnans situated between Cowdenbeath and Lochgelly. There are local amenities, schooling and transport links available including Cowdenbeath railway station close by and access to all amenities. The accommodation comprises: entrance hall, lounge, breakfasting kitchen, two double bedrooms with fitted wardrobes and bathroom with shower over bath. The property benefits from gas central heating, double glazing and access to the attic. There is a driveway and attractive gardens to the front and rear with patio area and garden shed. Early entry available. EPC RATING C.



LOCATION

Lumphinnans is a small village placed between the larger towns of Cowdenbeath and Lochgelly in central Fife. Lumphinnans Primary School is situated on the Main Street and hosts community events in the evenings. There are local amenities available including the Bowling Club. The larger town of Cowdenbeath is located approximately five miles northeast of Dunfermline. The town boasts a good selection of shops, modern leisure centre, golf course and further recreational facilities. The primary and secondary schools are easily accessible. It has its own railway station connecting with both Dunfermline and Edinburgh. The town has easy access to the M90 and A92 motorway network, which makes commuting particularly easy.

MEASUREMENTS

LOUNGE 16'9 X 13'9

DINING KITCHEN 13'9 X 8'6

BEDROOM 1 11'6 X 10'6

BEDROOM 2 14'5 X 6'11

BATHROOM 6'7 X 6'7

EXTRAS INC. IN SALE

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

VIEWINGS

All viewings by appointment via Morgans 620222.

TRAVEL DIRECTIONS

From Dunfermline town progress on the A907/ Appin Crescent passing through three roundabouts and take the 2nd exit onto the A92 heading for Kirkcaldy. Take the slip road signposted for Cowdenbeath and at the exit junction turn left onto Bridge Street A909 and continue through the town centre High Street and at the T junction veer to the right to the next mini roundabout and take the second turning on the right onto Main Street. You will see Lumphinnans Primary School on the left, Dora Court is situated opposite the school. The property is located in a cul-de-sac off the Main Street as signposted.

MORGANS PROPERTY PACKAGE

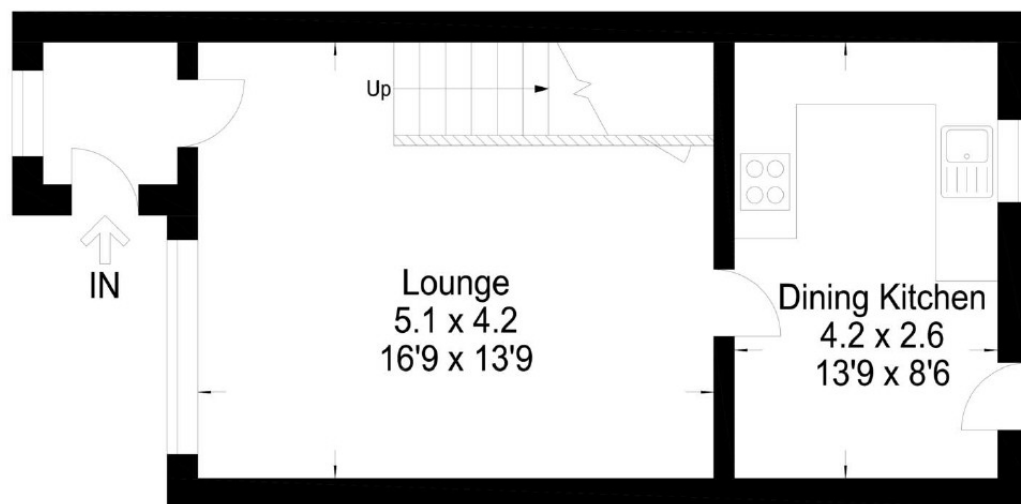
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AGENTS NOTE

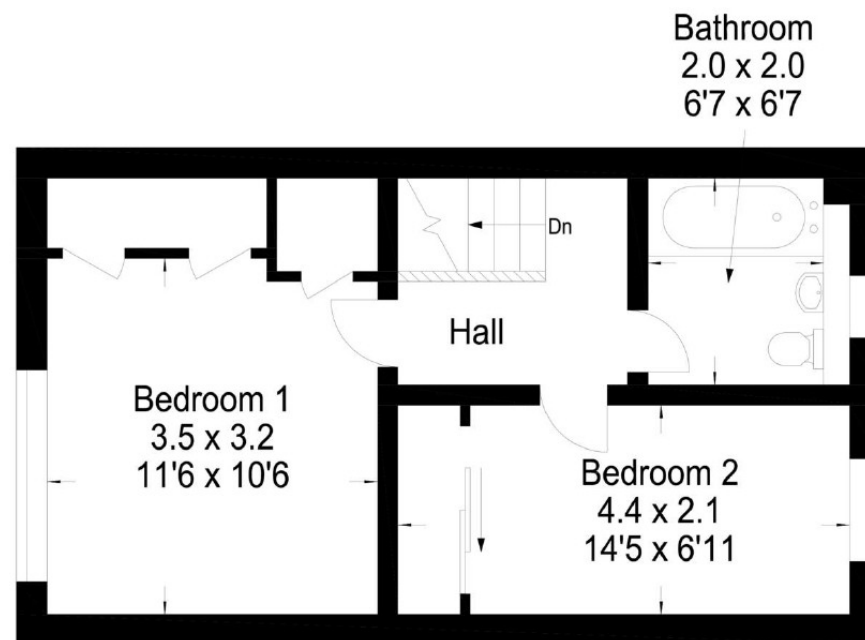
This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists since no testing of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







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)

VistaBee 2018

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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