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8 Venturefair Avenue, Dunfermline KY12 0PF

Fixed Price
£275,000

LOCATION

The Royal Burgh of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegies 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. Dunfermline is located approximately five miles from the Forth Road Bridge 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 ways 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 station provides 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.

DESCRIPTION

Rarely available in today's market the superb opportunity to acquire this fine example of a traditional home in one of Dunfermline's most sought after locations opposite Canmore Golf Course and catchment for Queen Anne High School. The property is a credit to the present owners who have retained original features throughout combining it with contemporary and modern living. The subjects comprise entrance vestibule to front and rear, reception hall, open plan kitchen/dining/family area with French doors to gardens, downstairs shower room and utility room. A double bedroom on the ground floor and impressive formal lounge. On the upper floors there are three further bedrooms one which is currently utilised as an office/study, a dressingroom and main bathroom. There are attractive gardens to the side and rear of the property with driveway and integral garage. Viewing is highly recommended to appreciate the many attractive features throughout.

ENTRANCE

Entry to the property is gained via a secure door leading into vestibule area. Slate flooring. Internal door to open plan area.

KITCHEN/DINING/FAMILY AREA

9.14m(30'0") x 4.09m(13'5")
Impressive 30ft open plan kitchen/family room with dining area and French doors to gardens. The kitchen is fitted with an abundance of base and wall units with complementary worktops and slate flooring. Feature five burner gas hob with tiling to splash areas. The middle island has integrated waste disposal and is plumbed for dishwasher. Spotlights to ceiling. Two large pantry cupboards for storage and cloakroom. The dining area has ample space for large dining table and chairs or seating if required.

UTILITY ROOM

An essential in any family home is the utility room with stainless steel sink and mixer tap plumbed for automatic washing machine. Storage units.

DOWNSTAIRS SHOWER ROOM

1.88m(6'2") x 1.57m(5'2")
Stylish and modern shower room with double steam cabinet fully tiled with mood lighting. White w.c and circular wash hand basin. Slate flooring.

FORMAL RECEPTION HALL

From the rear of the property entry through main reception door leading into vestibule area with original mosaic tile flooring. Part glazed internal door to hallway. Original cornicing. Oak flooring throughout and feature staircase with solid wood balustrade and hardwood staircase leading to upper levels. Room for free standing furniture.

LOUNGE

5.79m(19'0") x 4.72m(15'6")
Stunning rear facing lounge with many focal points being the bay window and original panelling and feature living flame gas fire with solid cherry wood surround and marble hearth with cast iron inset. The fire is remote controlled. Solid cherry wood flooring. Recess.

BEDROOM 3

4.37m(14'4") x 3.45m(11'4")
Generous double bedroom well presented with wood flooring throughout. Original coving. Wood panelling.

UPPER HALL

As mentioned feature staircase leads to the first landing. Room for free standing furniture. Original stained glass opaque window. Cornicing.

BEDROOM 1

5.23m(17'2") x 3.91m(12'10")
In excellent order this double bedroom is rear facing with superb views over town and beyond. Bay window with seat and storage. Wooden floors.

BEDROOM 2

4.06m(13'4") x 3.38m(11'1")
The second double bedroom is again well presented with ample room for free standing furniture. Wooden flooring.

BEDROOM 4

3.25m(10'8") x 2.11m(6'11")
The fourth bedroom is currently utilised as an office/study. Access to floored loft with Ramsay ladder.

DRESSINGROOM

2.51m(8'3") x 1.63m(5'4")
The dressingroom is fitted with hanging rails and shelving.

FAMILY BATHROOM

3.89m(12'9") x 2.59m(8'6")
Main family bathroom stylish and chic throughout fully tiled with complementary border tile. Feature glass blocks forming double shower cubicle. Towel inset and vanity shelving. Marble mosaic tiling to floor and underfloor mood lighting.

GARDENS AND GROUNDS

There are attractive and well maintained garden grounds to rear which are fully enclosed offering a child and pet safe environment. Section of raised decking with secure gate. Ideal in the summer months for garden furniture/alfresco dining. The garden is mainly laid to lawn with mature shrubs and herbaceous borders with wood effect concrete patio area. External lighting.

GARAGE & DRIVEWAY

Double monobloc driveway leading to single car garage with electronic doors.
Power and light.

EXTRAS INC. IN SALE PRICE

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

VIEWING

By appointment with Morgans telephone 01383 620222 or ESPC on 01383 605000

TRAVEL DIRECTIONS

From Dunfermline town centre travel west along Carnegie Drive and at the traffic lights take a direct right into Pilmuir Street following the road along taking the fourth turning on the right into Venturefair Avenue where the property is situated on the right hand side as signposted.

MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service, full legal service and independent mortgage advice. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.

