



**18 St. Lawrence Street
Dunfermline KY11 4PS**

**Offers in Region of
£120,000**

- Lounge & Garden Room
- 2 Double Bedrooms
- Laundry Room
- Mature Gardens
- Dining Kitchen
- Bathroom & Shower Room
- GCH & DG
- Monoblocked Driveway

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. 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. If there is any aspect of these particulars you wish clarified or that you find misleading, please contact us for further information.

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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

A well appointed and extended semi detached villa situated in what has proven to be a popular central location, well placed for access to the City centre and local amenities. The accommodation is formed over two levels and briefly comprises entrance vestibule, hallway, bathroom, lounge, dining kitchen and garden room all on the lower level, with stairs leading to the first floor landing giving access to two double bedrooms and shower room. The property benefits from gas central heating and double glazing. Externally it further benefits from walled and mature garden grounds to the front, side and rear with externally accessed laundry room and separate wc. There is also a monoblocked driveway providing ample off street parking. This well appointed property is a credit to the current owners and internal viewing comes highly recommended to appreciate the size and standard of accommodation on offer.

ENTRANCE

Main door entry into entrance vestibule with window formations to the front and side. Tiling to floor. Wood panelling to ceiling. Gives access to the entrance hallway.

ENTRANCE HALLWAY

2.49m(8'2") x 2.21m(7'3")

A spacious entrance hall with a window formation to the front. Ample fitted storage facilities. Tiling to floor. Radiator. Power points.

DOWNSTAIRS BATHROOM

2.74m(9'0") x 2.51m(8'3")

The bathroom has a frosted window to the side and comprises a five piece suite of low level wc, washhand basin, bidet, bath and shower cubicle. Tiling to floor and to dado height. Wood panelling to ceiling. Radiator. Extractor fan.

**LOUNGE**

4.75m(15'7") x 3.91m(12'10")

A bright and spacious public room enhanced by a window formation to the front. Focal point electric fire and surround with built in display recess. Carpeted. Storage cupboard. Radiator. Ample power points. Dado rail.

DINING KITCHEN

4.95m(16'3") x 3.10m(10'2")

The kitchen features wall and floor mounted units with complementary wipe clean work surfaces incorporating within a sink and drainer. Frosted window to the side and window formation to the rear. Ample space for dining table and chairs. Wood panelling to walls and ceiling in both the kitchen and dining areas. Radiator. Ample power points.

**GARDEN ROOM**

3.56m(11'8") x 2.92m(9'7")

The garden room has French doors leading to the rear garden. Frosted door to the side. Coving to ceiling. Radiator. Ample power points.

**UPPER LANDING**

Stairs lead to the first floor landing giving access to all further accommodation. Carpeted. Storage cupboard. Window to the side. Loft hatch with Ramsay ladder.

BEDROOM 1

3.66m(12'0") x 3.61m(11'10")

A bright double bedroom with a window formation to the front. Two storage cupboards, one of which houses the boiler. Carpeted. Radiator. Ample power points.

**BEDROOM 2**

4.14m(13'7") x 3.07m(10'1")

A second double bedroom with a window formation to the rear. Carpeted. Ample power points. Storage cupboard.

**SHOWER ROOM**

The shower room has a frosted window to the rear and comprises a three piece suite of low level wc, washhand basin and shower cubicle. The washhand basin is incorporated within a vanity unit with tiled splashback. Radiator.

GARDENS AND GROUNDS

The property benefits from mature and well established gardens to the front, side and rear. The front features an abundance of mature shrubs in raised bedded sections. The side is mainly monoblocked providing ample off street parking with raised bedded areas with an abundance of mature shrubs and enclosed within walls and fencing. The rear gardens are mature and well established, again with an abundance of mature shrubs. There is a decked area and monoblocked patio area. Garden shed with power and light and green house which are included in the sale. External water tap.

LAUNDRY ROOM

Side access from the garden, double French doors lead into the laundry room which is plumbed for washing machine. Storage cupboard. Power. Access to separate WC.

EXTRAS INC IN SALE PRICE

All floor coverings, light fittings, blinds, garden shed and greenhouse.

VIEWING

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

TRAVEL DIRECTIONS

From Sinclair Gardens roundabout in the City centre head south via St Margaret's Drive taking the second exit onto Bothwell Street passing Asda on your lefthand side. Continue straight ahead at the roundabout and at the first main set of traffic lights turn left onto St Andrews Street. Follow the road until you come to the junction then turn right onto Wedderburn Street, then first right onto St Lawrence Street where the property is located on the righthand 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.

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