



**18 Barbour Grove  
Dunfermline KY12 9YB**

**Fixed Price  
£150,000**

- Reception Hall & W C
- Breakfasting Kitchen
- Family Bathroom
- Gardens
- Lounge
- 5 Bedrms (Mst En Suite)
- G C H & D G
- Garage & Driveway

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**Morgans**

*Solicitors, Estate Agents &  
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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**

An opportunity to acquire a substantial extended semi detached villa situated in a sought after residential location within a quiet cul-de-sac offering superb family accommodation. The property has been upgraded and briefly comprises reception hall, wc, breakfasting kitchen, lounge, four double bedrooms (master en-suite), office/study (or fifth bedroom) and family bathroom. The property benefits from gas central heating, double glazing and integral garage. There are attractive gardens to the front and rear and also a monoblocked driveway. Early viewing is highly recommended to appreciate the standard and size of accommodation on offer.

**ENTRANCE**

Entry to the property is gained via a secure UPVC door leading into a wide reception hallway with laminate flooring throughout. Carpeted staircase to upper level. Radiator. Secure door to rear gardens and integral door to garage.

**CLOAKROOM / W C**

**2.59m(8'6") x 1.12m(3'8")**

The downstairs cloakroom comprises two piece white suite of low level wc and washhand basin. Window. Extractor fan.

**LOUNGE**

**4.37m(14'4") x 3.38m(11'1")**

A front facing spacious lounge with ceiling coving. Ample room for free standing furniture. Laminate flooring.

**BREAKFASTING KITCHEN**

**4.11m(13'6") x 2.90m(9'6")**

A modern and contemporary fitted kitchen with an abundance of base and wall units with complementary work tops and partial splashback tiling. Two window formation to the rear. Understair storage cupboard. Integrated appliances include circular stainless steel sink with mixer tap plumbed for automatic washing machine together with electric hob, oven and stainless steel extractor

hood and integrated dishwasher. Laminate flooring. Ample room for breakfasting table and chairs.

**UPPER LANDING**

A carpeted staircase leads to the upper landing. Carpeted. Access to attic. Double mirrored wardrobes providing excellent hanging and shelving space.

**MASTER BEDROOM**

**4.01m(13'2") x 2.84m(9'4")**

A well presented front facing master bedroom with two window formation providing superb views over Dunfermline town and towards the River Forth. Laminate flooring. Spotlights to ceiling.

**EN-SUITE SHOWER ROOM**

**2.57m(8'5") x 1.37m(4'6")**

Recently completed en-suite facilities comprising corner cubicle with white washhand basin and wc. Extractor fan. Vinyl flooring. Chrome towel radiator.

**BEDROOM 2**

**4.04m(13'3") x 2.64m(8'8")**

The second double bedroom is rear facing and again in good order throughout. Laminate flooring. Ample space for free standing furniture. Radiator.

**BEDROOM 3**

**3.45m(11'4") x 2.77m(9'1") (widest point)**

The third double bedroom is rear facing and again in good order throughout. Laminate flooring. Radiator.

**BEDROOM 4**

**2.59m(8'6") x 2.41m(7'11")**

The fourth bedroom is front facing with superb views over Dunfermline and beyond. Ample room for free standing furniture. Laminate flooring. Radiator.

**BEDROOM 5 / STUDY**

**2.44m(8'0") x 1.73m(5'8")**

The fifth bedroom is a single sized room. Laminate flooring. Window to the front. Radiator.

**FAMILY BATHROOM**

**1.78m(5'10") x 1.93m(6'4")**

A stylish three piece family bathroom in white with partial tiling to splash areas. Vinyl flooring. Electric shower over bath with screen. Mirrored vanity unit. Radiator.

**GARDENS AND GROUNDS**

There are attractive well maintained garden grounds to the front and rear. The front gardens are in two sections with lawn and chipped areas for easy maintenance with mature shrubs and plants. The rear gardens are bounded by fencing providing a child and pet safe environment. Large barked area and raised decking area ideal in the summer months for garden furniture/alfresco dining.

**GARAGE**

There is a double monoblocked driveway leading to single car garage with roller up and over door, power and light.

**EXTRAS INC IN SALE PRICE**

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

**VIEWING**

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

**TRAVEL DIRECTIONS**

From Dunfermline city centre head west via Carnegie Drive on the A907 and at the third set of traffic lights take a direct right into Bruce Street proceeding into Bladridgeburn passing McLean Primary School on the righthand side. At the first set of traffic lights turn right into East Baldrige Drive proceeding up the hill taking the fourth turning on the left into Lady Nairne Road, then left again into Barbour Grove where the property is situated on the righthand side (as signposted)

**MORGANS PROPERTY PACKAGE**

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