



MORGANS,
33 East Port, Dunfermline,
Fife KY12 7JE

M o r g a n s
*Solicitors, Estate Agents &
Independent Financial Advisers*

Tel: 01383 620222
Fax: 01383 621213
www.morganlaw.co.uk



129 Dewar Street, Dunfermline KY12 8AB

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 Abbots house reflect the historic interest of the town, 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 town. 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 impressive traditional detached house enjoying a generous corner plot position within a highly desirable residential location, well placed for local amenities and Pittencrieff Primary School. The accommodation is formed over two levels briefly comprising of entrance vestibule, entrance hallway, lounge, family room, dining room/bedroom 4, breakfasting kitchen, utility room and shower room/W.C. on the lower level. Stairs lead up to the first floor landing giving access to three bedrooms, boxroom and family bathroom. The property benefits from gas central heating and double glazing, generous corner plot gardens with driveway to the side providing off-street parking. The property benefits from superb views to the side over surrounding countryside and internal viewing comes highly recommended to appreciate the size and standard of accommodation on offer.

ENTRANCE

The property is entered via the vestibule into a bright and welcoming reception hallway benefiting from many traditional features which include period tiling to the floor, cornicing to the ceiling and ceiling rose. There is a radiator and ample power points.

LOUNGE

5.69m(18'8") x 4.24m(13'11")
Bright and spacious formal living room enhanced by a bay window formation to the front with focal point living flame gas fire and surround. Traditional features to include wooden flooring, picture rail, cornicing to ceiling and ceiling rose.

FAMILY ROOM

4.22m(13'10") x 4.22m(13'10")
Currently utilised as a family room the second public room offers flexibility in its use and is enhanced by a window formation to the front. Focal point living flame gas fire and surround. Cornicing to ceiling. Display recess. Wooden flooring. Radiator. Ample power points.

DINING ROOM/BEDROOM 4

4.06m(13'4") x 3.51m(11'6")
Third public room or perhaps a fourth bedroom with window formation to the rear. Storage press. Feature gas fire and surround. Cornicing to the ceiling. Picture rail. Wooden flooring. Radiator. Ample power points.

BREAKFASTING KITCHEN

4.06m(13'4") x 4.06m(13'4")
Stunning fitted kitchen featuring a wide range of wall and floor mounted units which incorporate a Belfast sink, American style fridge/freezer and "AGA" cooker (available through separate negotiation with Seller). Tiled splashback to the worktops. Ample power points. Radiator. Spotlights. Cornicing to the ceiling. There is a large walk-in understair storage cupboard with window to the rear providing ample storage space. French doors lead out to the rear onto the raised decking area which is ideal for alfresco dining.

REAR HALLWAY

The rear hallway gives access to the utility room and downstairs shower room/W.C. Frosted door leading out

to the side. The property is alarmed and this is where the alarm pad is located.

UTILITY ROOM

3.86m(12'8") x 2.41m(7'11")
Good size utility space which again offers flexibility in its use and is currently being utilised as a utility/study. Dual aspect window formation allowing ample natural daylight. Boiler located here. Plumbing for washing machine.

SHOWER ROOM

Modern shower room comprising of a three piece suite of low level W.C., wash hand basin and shower enclosure. Tiled splashback to a dado height with radiator. Spotlights. Extractor fan. A frosted window to the side allows ample natural daylight.

UPPER LEVEL

Stairs with period stained glass window to the rear leads to the first floor landing and this in turn gives access to all further accommodation. Carpeted. Coving to ceiling. Loft hatch.

BEDROOM 1

4.83m(15'10") x 4.11m(13'6")
Bright double bedroom with dormer window to the front and fitted bedroom furniture which provides ample hanging and shelving space with built-in drawers. Coving to ceiling. Radiator with cover. Ample power points. Coombed ceilings.

BEDROOM 2

4.24m(13'11") x 4.09m(13'5")
Second double bedroom with dormer window formation to the front. Coombed ceilings. Carpeted. Radiator. Ample power points. Cornicing to ceiling.

BEDROOM 3

3.89m(12'9") x 2.24m(7'4")
Spacious third bedroom with dual aspect window formation to the side and rear velux window. Laminate flooring. Radiator. Ample power points. Coombed ceiling.

BOXROOM

Offering flexibility in its use the boxroom is currently utilised as a walk-in wardrobe however could perhaps be used as a study/nursery. Velux window to the front. Coombed ceiling. Ample power points.

FAMILY BATHROOM

4.09m(13'5") x 2.39m(7'10")
Impressive family bathroom comprising of a modern five piece suite of low level W.C., double wash hand basin, bath and shower enclosure. Wood panelled to a dado height. Spotlights. Heated period towel radiator. Frosted window to the side allows ample natural daylight. Coombed ceiling.

GARDENS AND GROUNDS

The property is located on a generous corner plot which offers well established and mature garden grounds with superb views to the surrounding countryside. To the front is mainly chipped with large turfed section to the side. The rear is mainly laid to lawn with raised decking area, enclosed within stone walls providing a child and pet safe environment. The garden shed is included in the sale price.

DRIVEWAY

To the side of the property is located the driveway which provides ample off-street parking.

EXTRAS INCL. IN SALE PRICE

All floor coverings, blinds, garden shed, American style fridge/freezer. The "AGA" range cooker may be available through separate negotiation.

VIEWING

By appointment with Morgans telephone 01383 620222.

TRAVEL DIRECTIONS

From Sinclair Gardens roundabout in the City Centre head west via Carnegie Drive to the fourth set of traffic lights. Turn right here into Chalmers Street then first left into Dewar Street follow the road to the end where you will find the property located on your left 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.

