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17 Birnam Gardens, Dunfermline KY11 8FQ

Fixed Price  
£220,000

## 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

A well appointed modern executive detached dwellinghouse located within what has proven to be a popular residential location within the Duloch Park area of the City. The subjects are well placed for access to local amenities including the Tesco superstore, new primary school and retail park. The accommodation is formed over three levels briefly comprising of, on the entrance level, entrance hallway with cloakroom/WC, lounge, dining room, breakfasting kitchen and utility room. Stairs lead up to the first floor giving access to the master bedroom with ensuite shower room, bedroom 2, family bathroom and family room/bedroom 5. Stairs lead up to the second floor giving access to two further double bedrooms and a shower room / WC. The property benefits from gas central heating and double glazing and externally further benefits from landscaped garden grounds with a driveway and garage with remote control electric door providing ample off-street parking. This beautifully presented property is a credit to its current owners and internal inspection comes highly recommended to appreciate the size and standard of accommodation on offer.

## ENTRANCE HALLWAY

Bright and welcoming reception hallway with understair storage cupboard. Spotlights. Radiator. Ample power points. Access to the separate W.C.

## W.C.

The W.C. comprises of a two piece suite of low level W.C. and wash hand basin. Splashback tiling. Radiator. Extractor fan.

## LOUNGE

**4.88m(16'0") x 3.23m(10'7")**  
Bright and spacious front public room enhanced by a window formation to the front with focal point living flame gas fire and surround. Carpeted. Two radiators. Ample power points. Television point. Telephone point.

## DINING ROOM

**2.97m(9'9") x 2.92m(9'7")**  
With French doors leading out on to the rear garden. Tile effect laminate flooring. Radiator. Ample power points.

## KITCHEN

**3.43m(11'3") x 2.69m(8'10")**  
Modern fitted kitchen with window formation to the rear. Comprising of a wide range of wall and floor mounted units with complimentary wipeclean worksurfaces incorporating within a one and a half stainless steel sink and drainer, integrated fridge freezer, dishwasher, gas hob, electric oven and hood. Tiled splashback. Radiator. Ample power points. Ample space for breakfasting table and chairs.

## UTILITY ROOM

The utility room has a frosted door leading out to the rear garden and comprises of wall and floor mounted units with complimentary wipeclean worksurfaces incorporating within a stainless steel sink and drainer. Splashback tiling. Radiator. Extractor fan. Ample power points.

## FIRST FLOOR:-

Stairs lead up to the first floor landing giving access to the master bedroom, bedroom 2, bathroom and family room. Carpeted. Storage cupboard housing the water tank. Ample power points.

## MASTER BEDROOM

**4.52m(14'10") x 3.23m(10'7")**  
Bright double bedroom with window formation to the front. Carpeted. Radiator. Ample power points. TV point. Telephone point. An arch gives access through to the ensuite

with fitted wardrobes each side providing ample hanging and shelving space.

## ENSUITE

The ensuite has a frosted window to the rear and comprises of a three piece suite of low level W.C., wash hand basin and shower cubicle. Splashback tiling. Spotlights. Extractor fan. Radiator. Vinyl flooring.

## BEDROOM 2

**3.18m(10'5") x 2.97m(9'9")**  
Second double bedroom with window formation to the rear. Double fitted wardrobes providing ample hanging and shelving space. Carpeted. Radiator. Ample power points.

## FAMILY ROOM / BEDROOM 5

**3.38m(11'1") x 2.51m(8'3")**  
Flexible room currently utilised as a family room/sitting room but alternatively could be used as a fifth bedroom if required. French doors leading out onto a feature balcony to the front. Laminate flooring. Radiator. Ample power points.

## FAMILY BATHROOM

The family bathroom has a frosted window to the rear and comprises of a four piece suite of low level W.C., wash hand basin, bath and separate shower cubicle. Splashback tiling. Radiator. Vinyl flooring. Spotlights.

## SECOND FLOOR:-

Stairs lead up to the second landing which is carpeted. Ample power points. Gives access to all further accommodation.

## BEDROOM 3

**4.95m(16'3") x 2.79m(9'2")**  
Spacious third bedroom with two velux windows, one to the front and one to the rear. Coombed ceilings with access to the eaves storage cupboard. Carpeted. Radiator. Loft hatch. Ample power points.

## BEDROOM 4

**4.98m(16'4") x 3.78m(12'5") at widest point**  
With dormer window to the front and velux window to the rear, again with coombed ceilings and access to the eaves. Carpeted. Radiator. Ample power points. Currently utilised as a study.

## SHOWER ROOM

The shower room has a velux window to the rear and comprises of a three piece suite of low level W.C., wash hand basin and separate shower cubicle. Splashback tiling. Radiator. Extractor fan. Spotlights. Vinyl flooring.

## GARDENS AND GROUNDS

The front garden is mainly laid to lawn. The rear gardens are well established with mature shrubs, mainly laid to lawn with two patio areas. Fully enclosed within fencing. Bedded border. External water tap. Double outside power point.

## DRIVEWAY & GARAGE

The driveway provides off-street parking and gives access to the integral garage which has an electric remote control roller door. Boiler in situ. Power and light.

## EXTRAS INCL. IN SALE PRICE

All floor coverings, blinds, light fittings and integrated appliances as mentioned in the kitchen and washing machine located in the utility room.

## VIEWING

By appointment with Morgans telephone 01383 620222 or ESPC on Saturday afternoons and Sunday on 01383 605000

## TRAVEL DIRECTIONS

From Sinclair Gardens roundabout in the City Centre head along Appin Crescent until you come to a mini-roundabout where you will proceed straight ahead into Halbeath Road. Follow this road through two sets of traffic lights and at the third set turn right into Linburn Road towards the High School taking a turning on your left hand side into Duloch Park. At the next roundabout turn left into Braemar Drive then first right into Birnam Gardens where you will follow the road round and 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.

