



**2 Islay Road
Dunfermline KY11 4DU**

**Offers Around
£80,000**

- Semi-detached Villa
- Lounge/diningroom
- 2 Dble Bedrooms
- Gch/dg
- Entrance Hall
- Modern Kitchen
- Bathroom/shower
- Gardens F, S & R

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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

Situated on large corner plot two bed semi-detached villa in popular residential area. Well presented ideally suiting small families and couples alike. The accommodation briefly comprises entrance hall leading to spacious Lounge/Diningroom. Modern Kitchen and on the upper level there are two double bedrooms and bathroom with shower. The property benefits from Gas Central Heating and Double Glazing together with gardens to front side and rear together with timber Garage

ENTRANCE HALLWAY

Entry to the property is gained via a secure UPVC door leading into hallway with laminate flooring throughout. Understair cupboard. Carpeted staircase to upper level. Radiator.

LOUNGE/DININGROOM

6.22m(20'5") x 3.18m(10'5")

Spacious Lounge/Diningroom with window to front and rear. Interconnecting door to Kitchen. Carpeted. Two Radiators.

KITCHEN

3.48m(11'5") x 2.36m(7'9")

Modern kitchen fitted with ample base and wall units with complementary worktops and partial splashback tiling. Laminate effect tiles to floor. Integrated appliances include 5 burner gas hob and electric oven with extractor hood. Melamine sink with mixer tap tap plumbed for automatic washing machine. Secure part glazed door to rear gardens.



UPPER LEVEL

As mentioned a carpeted staircase leads to the upper landing. Access to attic. Channel lining to lower walls.

BEDROOM 1

Good size double bedroom front facing with ample space for free standing furniture. Storage cupboard. Laminate flooring. Radiator.



BEDROOM 2

3.07m(10'1") x 2.92m(9'7")

The second double bedroom is rear facing with open outlook. Space for free standing furniture. Laminate flooring. Radiator.



BATHROOM

1.88m(6'2") x 1.85m(6'1")

Family bathroom comprising three piece white suite with tiling to splash areas. Electric shower over bath. Laminate flooring. Radiator.



GARDENS AND GROUNDS

Due to the property being situated on a large corner plot there are gardens to the front, side and rear. The front gardens are mainly laid to lawn with double wrought iron gates leading to driveway and garage. The rear gardens are bounded by fencing providing a child and pet safe environment. There is a raised section of decking with balustrade. Ideal in the summer months for garden furniture. External water tap.



GARAGE

There is a paved driveway giving access for up to 3 vehicles leading to timber garage with power and light within.

EXTRAS INCL. IN SALE PRICE

All floorcoverings, blinds, bathroom and light fittings together with integrated appliances.

TRAVEL DIRECTIONS

From Dunfermline city centre head south via St Margarets Drive taking a direct left under the via duct into Woodmill Street. Follow the road along taking the third turning on your right into Shields Road and then fourth turning on the right into Islay Road where the property is situated at the end on the right hand side as signposted.

VIEWING

By appointment with Morgans telephone 01383 620222. .

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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