



A DEVELOPMENT BY

LEVEL 1 HOMES

*Living made easy*

**Morgans**

**PROPERTY**

1-7 St Leonards Court  
Keir Hardie Terrace, Dunfermline, KY11 3BP

**Prices From £156,000**

## DESCRIPTION

Morgans are delighted to be marketing this exciting new development of bespoke retirement bungalows by Level 1 Homes, located within an existing established residential estate, south of the town centre, close to all local amenities and transport links. The development is available to the over 60's market providing quality homes finished to a high standard to discerning buyers looking for smart and stylish accommodation with low maintenance and energy efficiency throughout. The bungalows have their own private gardens, mostly with south facing aspects and private parking is provided within the site. The enclosed community will feel both private and secure. There are seven bungalows in total, two semi-detached, two end terraced and three terraced. This type of development is rarely available in today's marketplace and we recommend early reservation to avoid disappointment.

- Bespoke 2 Bedroom Bungalows
- Semi Detached & Terraced
- Open-plan Lounge
- Kitchen / Diner
- Shower Room
- Energy Efficient Heating & Glazing
- Private Gardens
- Private Parking





## LOCATION

The Royal Burgh of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's 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 with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth road bridges with easy access to the M90 motorway with its direct links to Edinburgh, Perth and beyond. It benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern City. The local railway and bus stations provide a regular service to Edinburgh with intercity links to other parts of the UK. Directly outside the development is a bus stop providing a regular service through Dunfermline and neighbouring communities. Within walking distance are all essential local amenities such as convenience stores, post office facilities, doctors surgery, chemist, coffee shops and food outlets.

## VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

## TRAVEL DIRECTIONS

Using Google Maps, enter the property postcode KY11 3BP and follow the directions where the site is indicated by our For Sale Board.

## OPTIONS ON SPECIFICATION

There will be an options list for buyers regarding kitchen units, worktops, shower-room floor and wall coverings, shower room design, wardrobes to principle bedroom and optional patio-doors to back garden. Developers to confirm and consult with potential buyers.

## MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222 or Kinross Office on 01577 863424.

## RESERVATION AND COMPLETION

A reservation fee of £2000 will secure the property with missives to be concluded within 6 weeks, but in all cases, prior to any deviation from the standard specification being undertaken.



SITE OUTLINED & HATCHED RED



NORTH

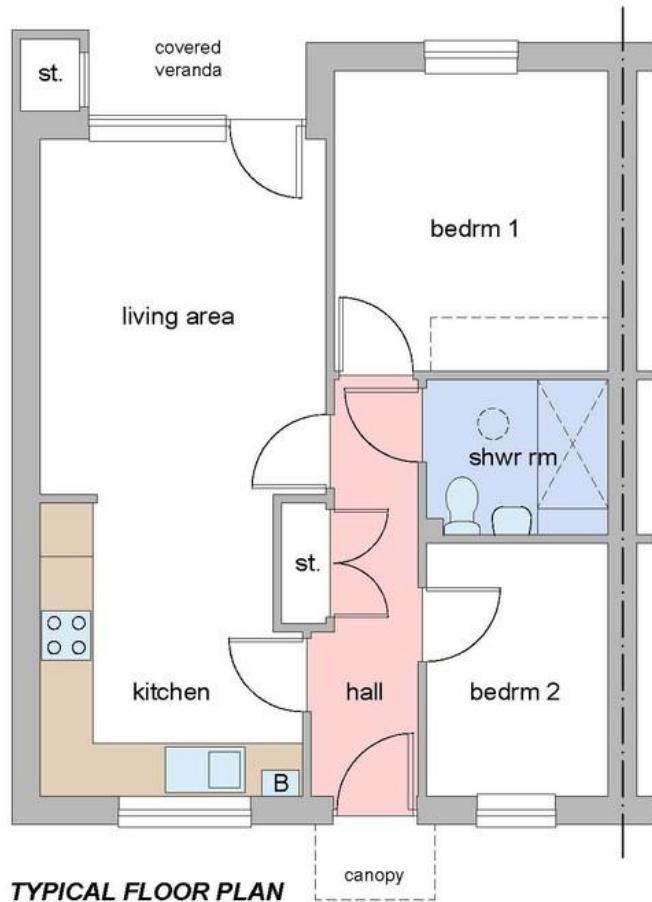


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**LOCATION PLAN**







**ROOM SIZE SCHEDULE:**

LIVING ROOM	3.22 x 4.00m	(10'7" x 13'1")
BEDROOM 1	3.10 x 3.37m	(10'2" x 11')
BEDROOM 2	2.05 x 2.85m	(6'9" x 9' 4")
KITCHEN	2.97 x 3.30m	(9'9" x 10'10")
SHOWER-ROOM	2.05 x 1.75m	(6'9" x 5'9")
STORE (with boiler)	0.65 x 1.35m	(2'2" x 4'5")

INTERNAL FLOOR AREA = 50m2 (538 sq.ft)



AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements.