



Morgans

PROPERTY

59 Don Road  
Dunfermline, KY11 4NH

Offers Over £110,000





## DESCRIPTION

Excellent opportunity to acquire this keenly priced three-bedroom end terraced villa, great for families or as a starter home. Well-maintained private gardens to front and rear with on street parking. The property requires cosmetic upgrading and briefly comprises entrance vestibule, storage, lounge/diner, kitchen with door to rear gardens. On the upper level three bedrooms and shower room. Access to attic. The property is double glazed with gas central heating. Early entry available.

- Entrance Vestibule
- Gardens
- Lounge/Diner
- GCH / DG
- Kitchen
- EPC RATING D
- Three Bedrooms
- Shower Room







## 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 town, 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 bridges 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 way 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 stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

## MEASUREMENTS

LIVING ROOM 20'0 x 12'6

KITCHEN 9'6 x 9'6

BEDROOM 1 15'5 x 8'10

SHOWER ROOM 6'7 x 5'7

BEDROOM 2 13'1 x 10'10

BEDROOM 3 8'10 x 7'7

## EXTRAS INC IN SALE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances and washing machine.

## VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

## TRAVEL DIRECTIONS

Using Google Maps, enter the property postcode KY11 4NH follow the directions. Number 59 will be indicated by our For Sale Board.

## 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.

## AGENTS NOTE

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.







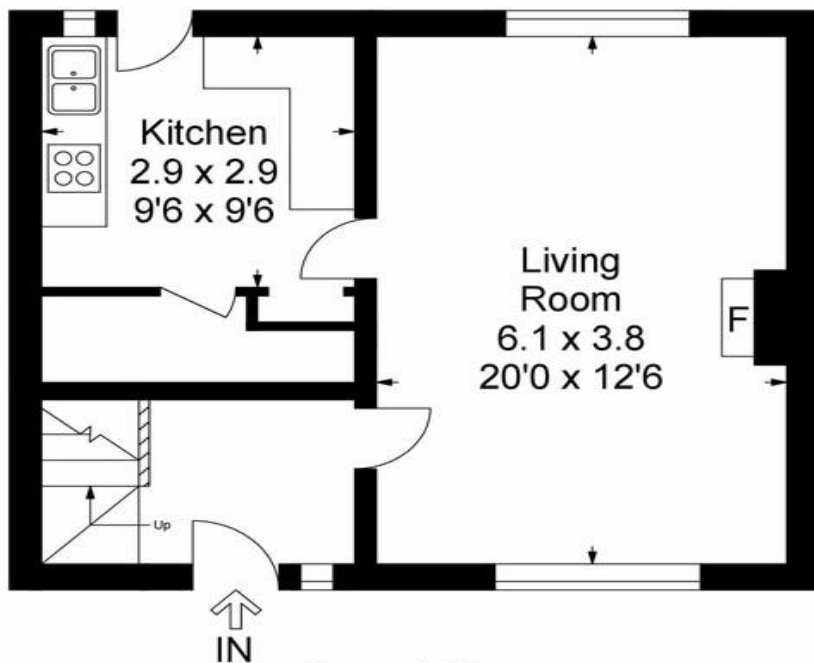




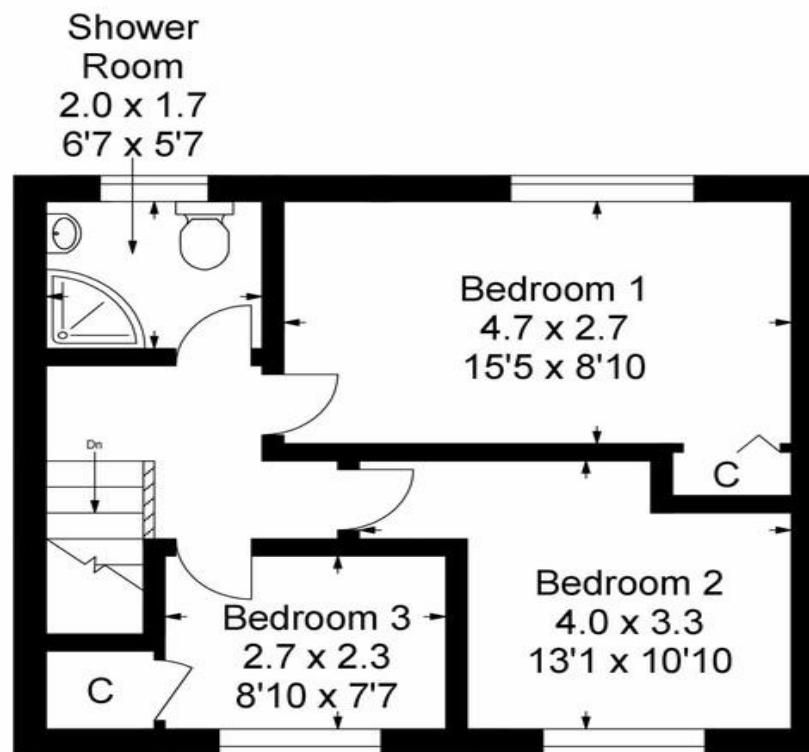








Ground Floor



First Floor



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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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 have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.

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