



**Morgans**

**PROPERTY**

14 Thane Place  
Dunfermline, KY11 4XU

**Offers Over £115,000**



## DESCRIPTION

Excellent opportunity to acquire this mid terraced villa in popular residential area close to all amenities and schooling. The subjects are generous and ideal for families offering good living space and briefly comprising: entrance hall, wc, lounge, kitchen with door to gardens and dining room. On the upper level three double bedrooms, attic/storage and family bathroom. There are easy to maintain gardens to the front and rear fully enclosed providing a child and pet safe environment. Residents parking off street and ample visitors parking.

- Entrance Hallway
- Lounge
- Dining Room
- Kitchen
- Three Bedrooms
- Bathroom & WC
- Electric Heating
- Garden
- EPC RATING E





## 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 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 City. 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

LOUNGE 15'9 x 10'6

DINING ROOM 10'6 x 9'6

KITCHEN 9'10 x 9'6

WC 6'11 x 4'7

BEDROOM 1 11'10 x 11'6

BEDROOM 2 14'1 x 8'10

BEDROOM 3 11'2 x 10'6

SHOWER ROOM 6'7 x 6'3

## EXTRAS INC IN SALE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances and garden shed.

## VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

## TRAVEL DIRECTIONS

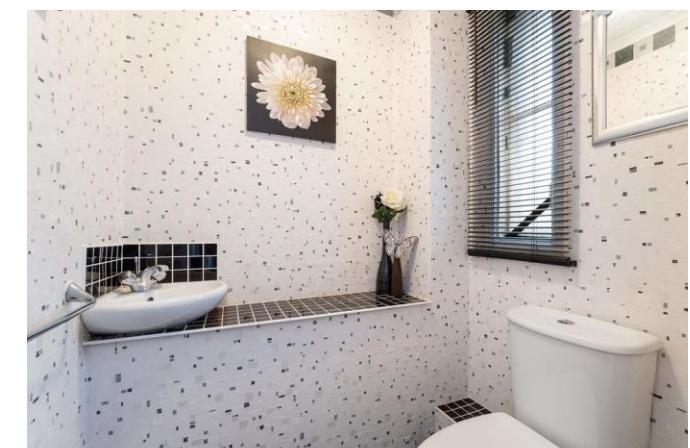
Using Google Maps, enter the property postcode KY11 4XU and follow the directions. Number 14 will be indicated by our For Sale Board.

## 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

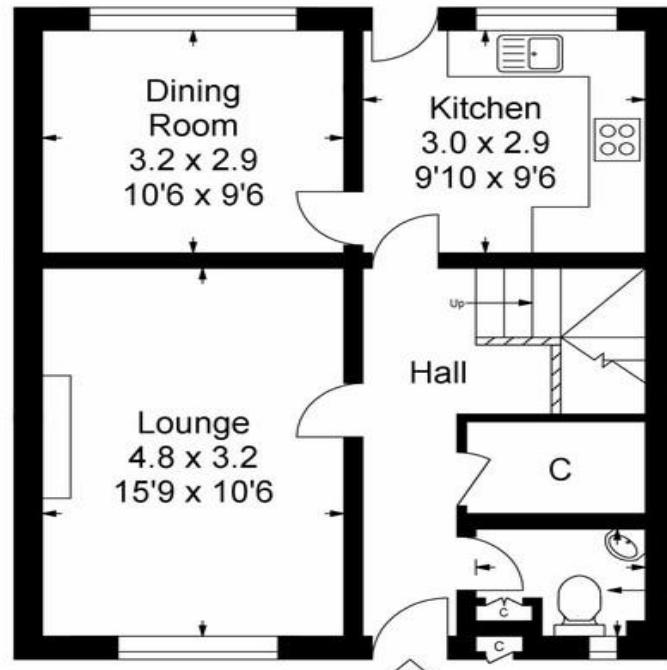
This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists since no testing of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



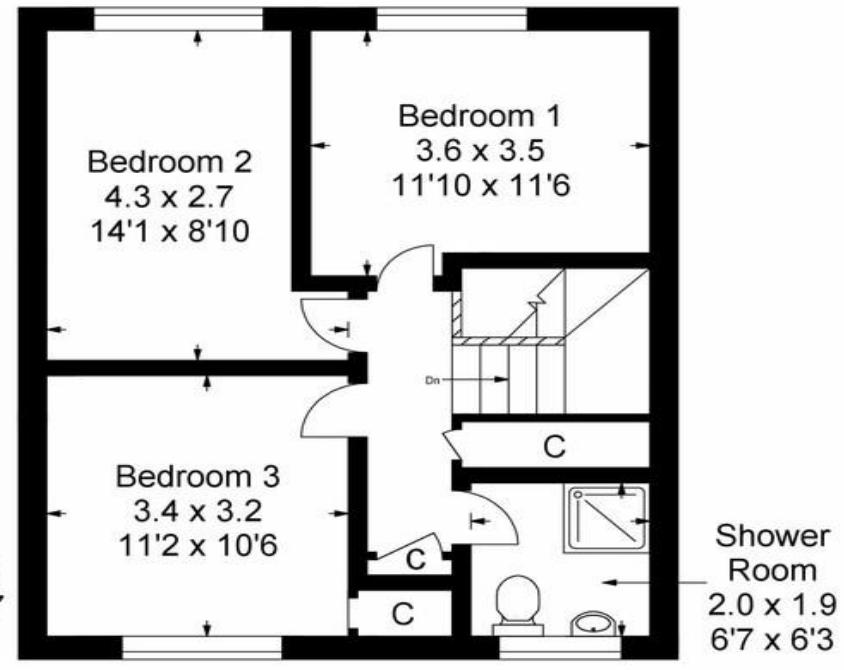








Ground Floor



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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