



Morgans
PROPERTY

36 Tirran Drive, Dunfermline, KY11 8JG
Offers Over £270,000







CLOSING DATE SET FOR TUESDAY 31ST MAY 2022 @ 12 NOON - Well presented detached executive villa in sought after estate with direct access to the motorway network and located 100 yards from Duloch Primary school. This particular property is a credit to the present owners and is offered in move in condition with modern and stylish fixtures and fittings throughout. The subjects are generous throughout and briefly comprise entrance hallway, lounge with French doors leading to garden, dining room, kitchen and downstairs wc. On the upper level there are four bedrooms with master en-suite and family bathroom. The gardens are well maintained and fully enclosed to the rear providing a child and pet safe environment. Driveway leads to integral single car garage. The property is double glazed with gas central heating throughout. Partially floored attic. Essential viewing.





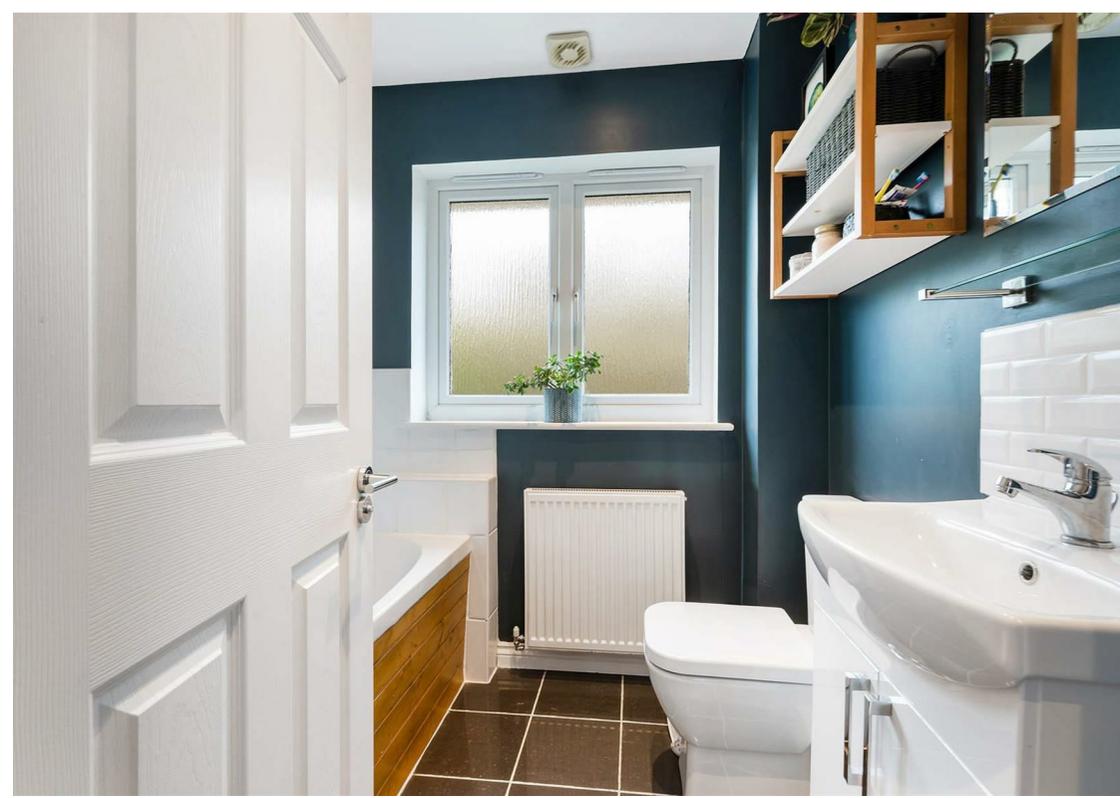
LOCATION

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.

EXTRAS INC IN SALE

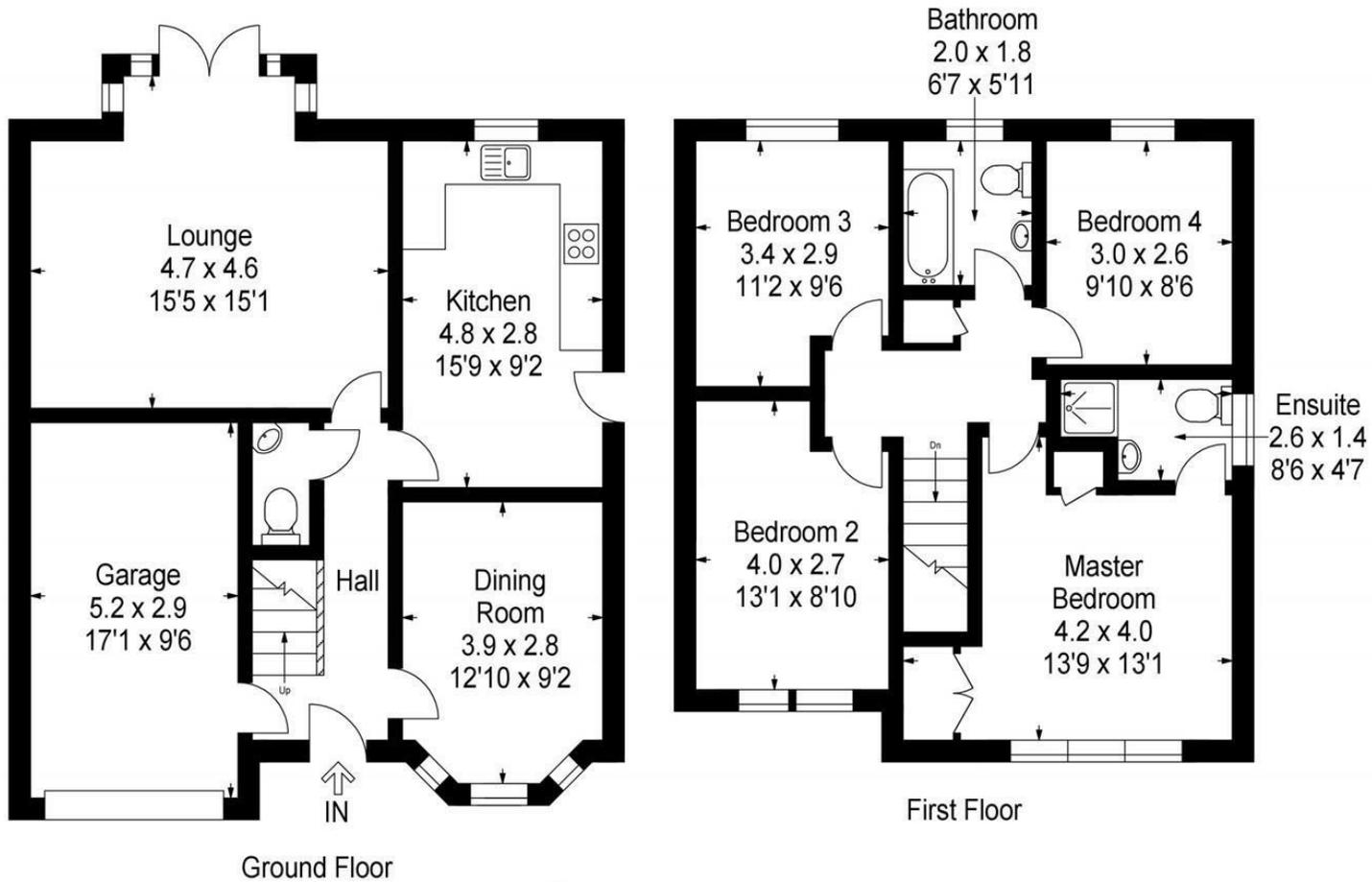
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.











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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