17 Sir John Brown Place
Dunfermline, Fife, KY11 8TZ
Fixed Price £195,000
Well presented modern detached family home in quiet cul-de-sac in sought after Pitreavie estate with good commuter links. The property briefly comprises entrance vestibule, lounge/diner, conservatory, dining kitchen, utility and WC. On the upper level, four bedrooms with master en-suite, and bathroom. There are attractive gardens to the front and rear with garage and double driveway. The property benefits from gas central heating and double glazing throughout and early entry is available. Viewing highly recommended. EPC RATING D
LOCATION
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.

MEASUREMENTS
LOUNGE/DINER 22’9 x 12’11
DINING KITCHEN 15’5 x 8’0
UTILITY 6’0 x 5’7
CONSERVATORY 14’3 x 13’5
MASTER BEDROOM 14’1 x 9’7
BEDROOM 2 17’1 x 8’3
BEDROOM 3 12’1 x 7’10
BEDROOM 4 10’2 x 9’7
BATHROOM 7’10 x 6’8
EN-SUITE 7’0 x 6’9

EXTRAS INC. IN SALE
All floor coverings, blinds, bathroom, and light fittings together with integrated appliances.

VIEWINGS
Viewings by appointment via Morgans on 01383 620222

TRAVEL DIRECTIONS
From Dunfermline head south via the A823 on Queensferry Road, at the second roundabout take the first exit onto Carnegie Avenue. Then third right into McLean Gate continue to Sir John Brown Place. The property is situated on the left hand side in the Cul-de-sac and is signposted.

MORGANS PROPERTY PACKAGE
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. We are also Mortgage and Financial Advisers. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.
These sales particulars are prepared by us on the basis of information provided to us by our client. If there is any aspect of these particulars you wish clarified or that you find misleading, please contact us for further information. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services, electrical and/or gas appliances have been checked and no warranty is given as to their condition.