DESCRIPTION
£10K Under Home Report. Absolutely stunning detached family villa which is a credit to the present owners having been upgraded throughout and offered in move in condition. Sought after location within walking distance of school and all local amenities and shopping.

- Rec Hall Storage W.C
- Utility
- Lounge
- Dining Kitchen Family Room
- 4 Beds 2 E-Suites
- Bathroom
- Garage Driveway
- Gardens
- EPC RATING C
DESCRIPTION
£10k Under Home Report. Absolutely stunning detached family villa which is a credit to the present owners having been upgraded throughout and offered in move in condition. Sought after location within walking distance of school and all local amenities and shopping. The property briefly comprises reception hall, w.c, lounge leading to dining kitchen and family room. The back of the garage has been converted to provide a utility room and the garage at the moment is used as a gym. On the upper level there are four double bedrooms with master ensuite facilities and Jack 'n' Jill en-suite together with family bathroom. The bathrooms have all been upgraded. There are attractive gardens to the front and rear providing a child and pet safe environment with double driveway. The property is double glazed with gas central heating. Essential Viewing.

MEASUREMENTS
LOUNGE - 18'4 X 11'2
DINING KITCHEN - 27'3 X 10'2
UTILITY - 8'6 X 5'11
WC - 5'11 X 2'7
STUDY / GYM - 9'6 X 8'6
MASTER BEDROOM - 14'9 X 11'2
ENSUITE - 7'10 X 4'3
BEDROOM 2 - 12'6 X 12'2
ENSUITE 2 - 5'11 X 4'7
BEDROOM 3 - 10'6 X 10'10
BEDROOM 4 - 11'10 X 8'6
BATHROOM - 7'3 X 6'7

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
From Dunfermline head south via St Margaret's Drive and at the second set of traffic lights turn left onto Aberdour Road and proceed to Masterton roundabout proceeding straight across, straight over the next roundabout and pass Masterton Primary on the right hand side, proceed to the next roundabout taking first exit left and then first left into Tirran Drive where you will see the property as 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.
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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