

Morgans

PROPERTY

3 Hilton View, Dunfermline, KY11 3ES

Offers Over £225,000







Hilton View is set within the idyllic hamlet of Pattiesmuir, this maisonette apartment has a semi-rural setting with fabulous countryside views an open outlook, yet a few minutes enables you onto the motorway network for Fife, Edinburgh and the West. The property benefits from its own private garden, well maintained and providing tranquility when needed. It is fully enclosed offering a child and pet safe environment. The apartment is over two levels and is well presented and stylish throughout. Ideal for couples and small families. Access is gained via the rear up through stone steps to private entrance an hallway, rear facing lounge/diner with bright sunny aspect, modern kitchen, two double bedrooms and family bathroom. On the upper level there is a further double bedroom with en-suite facilities and lovely views. The property is double glazed with gas central heating. Parking to the front of the property.





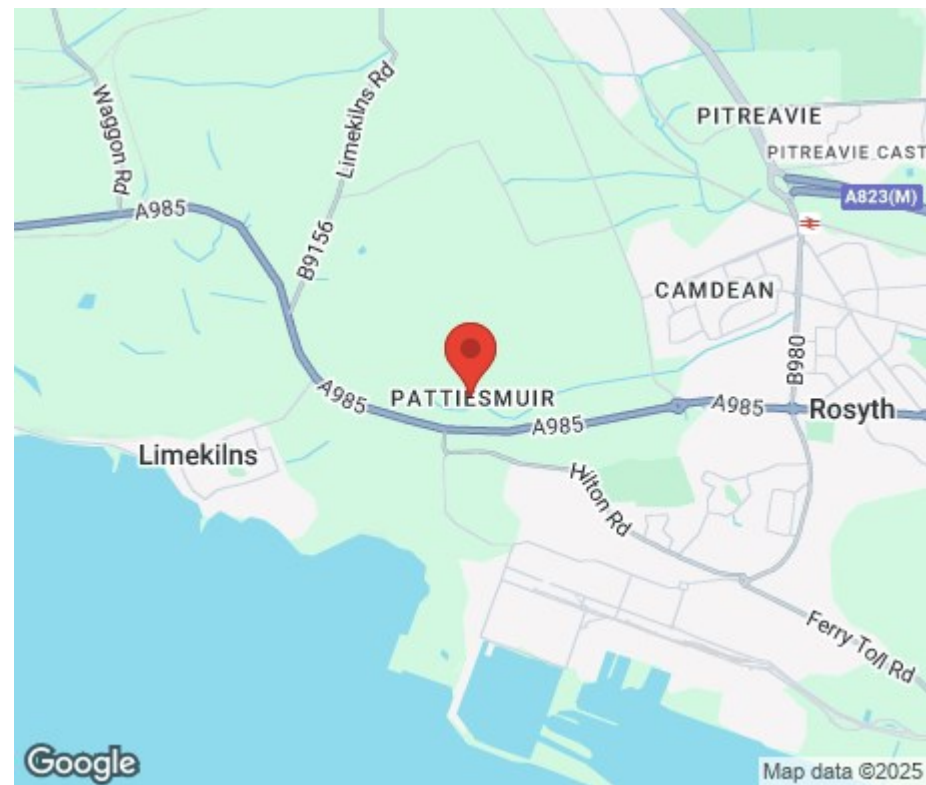
LOCATION

The hamlet of Pattiesmuir enjoys a rural outlook within a conservation area, yet is well connected via easy access to the A985, the M90 and the Queensferry Crossing, beyond which offers direct links to Edinburgh, Edinburgh Airport and the Central Belt. Local railway stations and Park & Ride facilities provide regular services north and south, with easy Intercity links to the rest of the UK. The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City 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 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. 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/AGENTS NOTE

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

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.









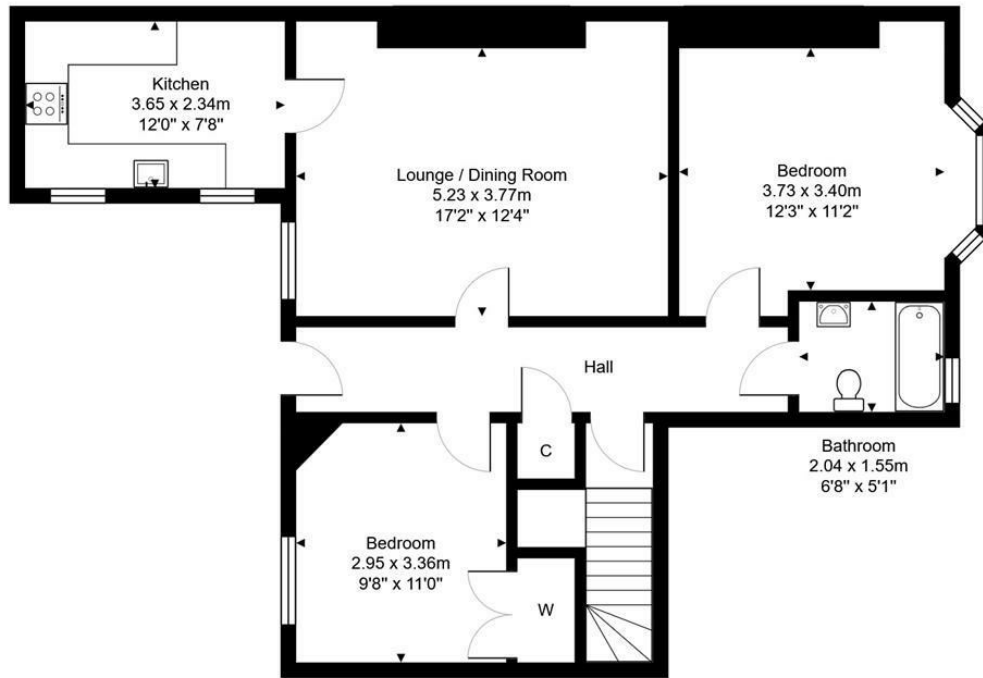
3, Hilton View, Pattiesmuir, Rosyth

Total Area: 109.8 m² ... 1182 ft²

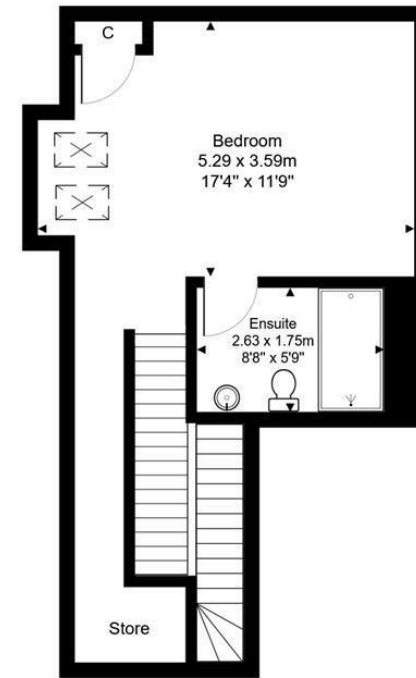
All measurements are approximate and for display purposes only



Morgans
SOLICITORS



1st Floor



2nd Floor

Morgans

PROPERTY

SOLICITORS | PROPERTY

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PROTECTED

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.