



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
01383 660 570

## 7 Urquhart Farm Cottages

DUNFERMLINE, FIFE, KY12 8QJ



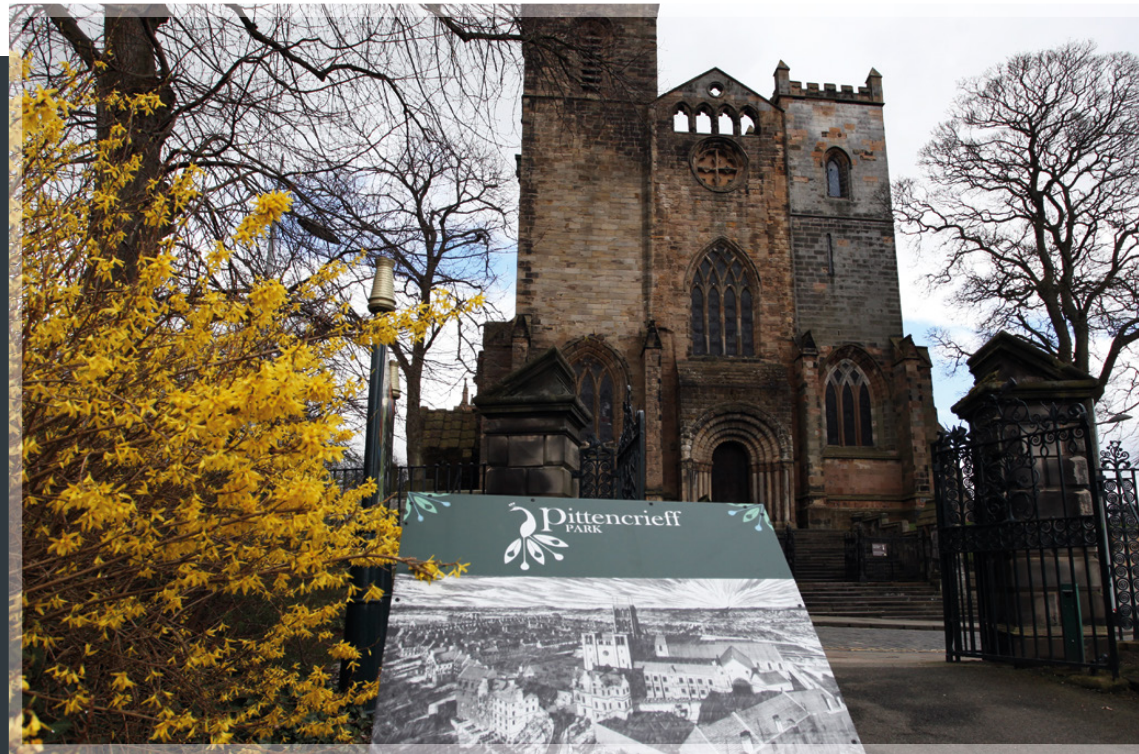
# Dunfermline FIFE, KY12 8QJ

This beautiful semi-rural home is tucked away just outside of Dunfermline on the road to Crossford. Dunfermline is a modern city offering all the attractions and facilities you would expect, including the Kingsgate shopping centre and retail parks with a selection of superstores, restaurants, and bars. Within the Duloch Park area, you have Fife Leisure Park which is home to a ten-screen cinema, private health club, bingo, bowling, and mini golf.

For those who enjoy the outdoors,

this home sits in the countryside with open views. There are also a number of public parks and woodlands throughout Dunfermline, for the keen golfers there are three private courses within proximity.

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 direct links to Edinburgh, Perth and Dundee.







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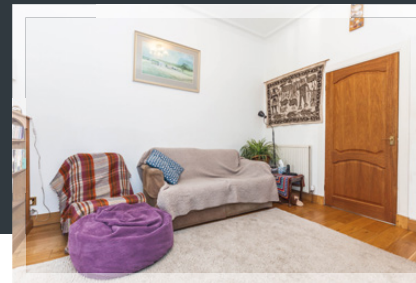
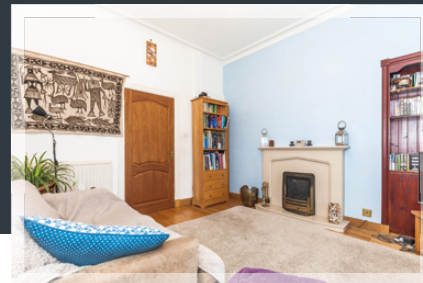
DUNFERMLINE, FIFE, KY12 8QJ

Tucked away in a cul-de-sac, just off the Crossford road, number 7 is a superb three-bedroom semi-detached cottage with wonderful, extensive, garden to the rear. Of traditional build, this home has been modernised to a high standard and the current owners have created a warm and welcoming family home with all the delights a cottage can offer, and then some more.

Entrance is into the 'L' shaped hall. The lounge is of fine proportions with modern flooring and a feature fireplace anchoring the room. Double doors from here open to the large conservatory, ideal as a dining room or additional sitting room and a great place from where to view the gardens and birds. The kitchen has been recently refitted with painted doors and wooden worktops married with tumbled slate tiles on the backsplash. Included are a built under oven and gas hob. An archway from the hall reveals an ideal study or snug with a window to the front of the house and stairs to the upper floor. This room is carpeted for comfort. Conveniently on the ground floor is bedroom two and a shower room. The shower room includes a quadrangle shower enclosure and a vanity sink unit along with the toilet. This room is tiled.

On the upper floor is bedroom three and the master bedroom. The master benefits from an en-suite bathroom with spa style bath complete with television at the end of the bath, (We have not checked if this is in working order and suggest you discuss with the owner if this is important to you). A large walk-in shower cubicle, wash hand basin and toilet, set in a vanity unit, add to the luxury of this en-suite bathroom.

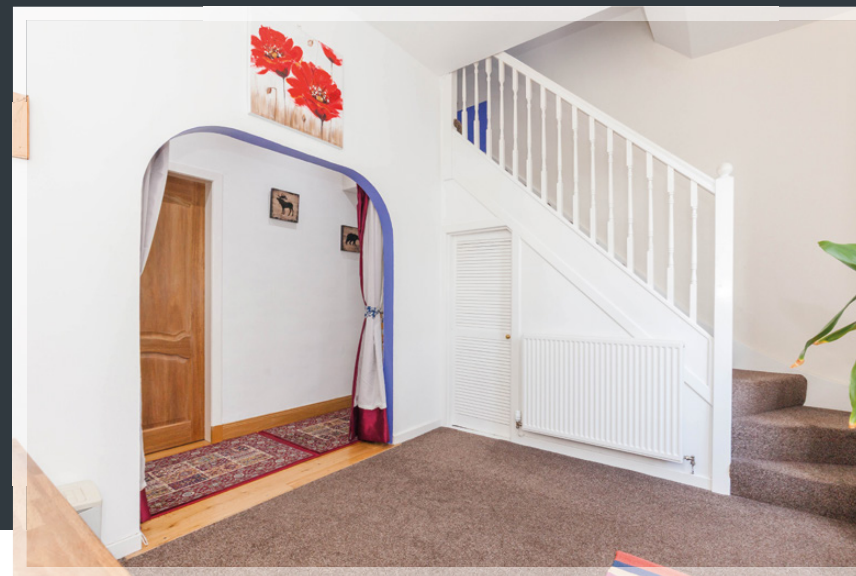
The accommodation is impressive and requires to be viewed to appreciate it all. The rear garden is a wonderful bonus providing green outdoor space where one can relax, entertain and even grow veg in the raised beds. Excellent value for money in a very popular location, be quick to view.







“ ... recently refitted with painted doors and wooden worktops married with tumbled slate tiles on the backsplash ... ”





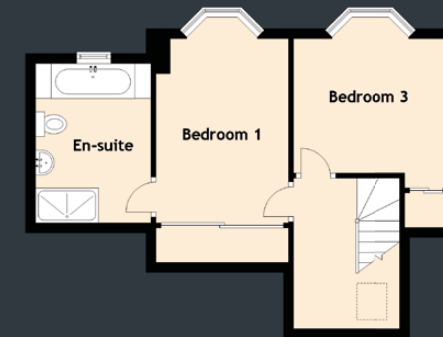






# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	3.80m (12'6") x 3.36m (11')
Conservatory	5.26m (17'3") x 3.34m (10'11")
Kitchen	3.03m (9'11") x 2.00m (6'7")
Study	4.38m (14'4") x 3.03m (9'11")
Bedroom 1	3.70m (12'2") x 2.66m (8'9")
En-suite	3.20m (10'6") x 2.32m (7'7")
Bedroom 2	3.80m (12'6") x 2.25m (7'5")
Bedroom 3	3.11m (10'2") x 2.70m (8'10")
Shower Room	1.94m (6'4") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 105m<sup>2</sup> | EPC Rating: E

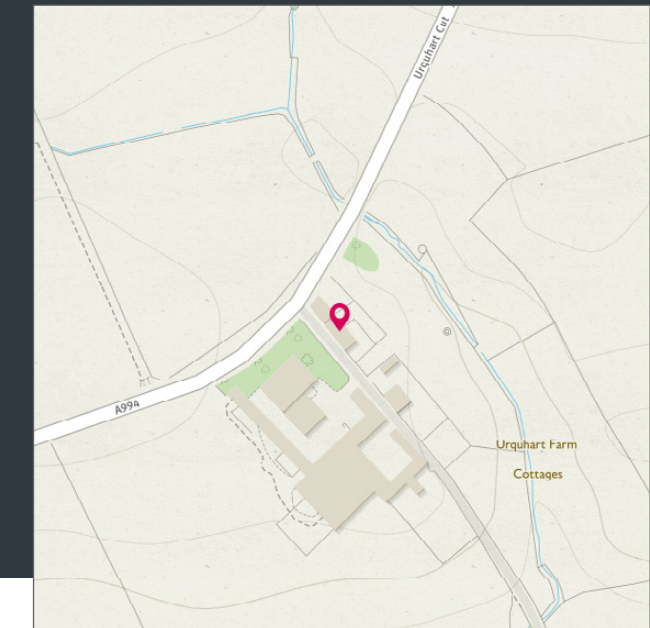


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# McEwan Fraser Legal

## Solicitors & Estate Agents

Tel. 01383 660 570  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**JAYNE SMITH**  
 Surveyor



Layout graphics and design  
**ALLY CLARK**  
 Designer