







# Dunfermline

KY12 7HZ

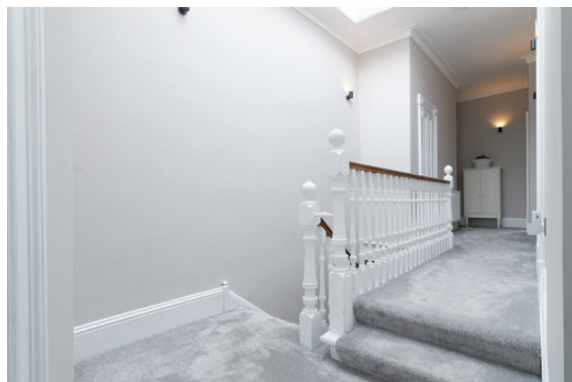
The historic city of Dunfermline is a vibrant and culturally rich centre once the capital of Scotland, the birthplace of the philanthropist Andrew Carnegie and the resting place of Robert the Bruce.

Dunfermline is a modern city offering all the facilities you could expect, including the Kingsgate shopping centre, a selection of supermarkets and superstores and the Fife Leisure Park offering a ten-screen cinema, health club, ten-pin bowling club and an array of bars and restaurants.

For those who enjoy the outdoors, there are a number of public parks and woodland walks including the Pittencrieff park and a number of golf courses. One of the great attractions of Dunfermline is its excellent communication network Edinburgh (sixteen miles), Glasgow (thirty-seven) Dundee (forty-two) and Perth (twenty-eight) Edinburgh Airport (fourteen) all within easy access via road and rail. Schooling of good repute is available throughout Dunfermline for both primary and secondary education.







# 22 Viewfield Terrace

DUNFERMLINE, KY12 7HZ

22 Viewfield Terrace is a magnificent four bedroom semi-detached villa with many period features throughout and is in truly walk-in condition.

The property has a grand entrance into the vestibule which in turn leads to the large reception hall with stairs leading to the upper level. Original flooring can be found throughout the ground floor. The lounge is located to the front of the property with large bay windows which flood the room with natural light. There is a stunning large kitchen/living area, with space for sitting and dining, this is sure to become the hub of the home. The kitchen has a full range of floor and wall units with access to the rear gardens.

To the upper level, there are four good sized double bedrooms with the impressive master benefiting from stunning en-suite and delightful views over Fife. The family four-piece bathroom with separate shower unit and free standing bath completes the accommodation internally. The property also benefits from the attic space that has been converted to offer additional space for those who work from home, on this level, there are two further rooms.

There is gas central heating throughout and enclosed gardens to the front and rear of the property. It has been carefully designed for easy maintenance and offers a high degree of privacy and seclusion.







# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

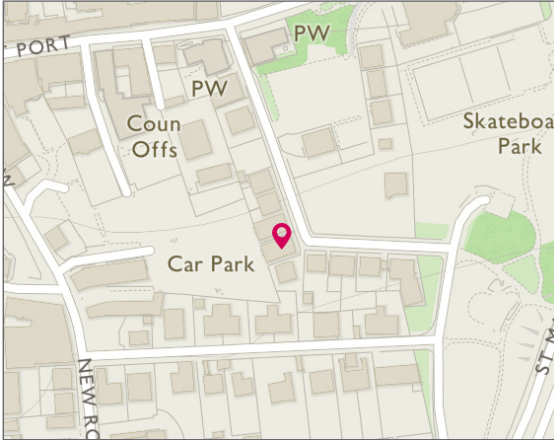
Ground Floor	
Lounge	4.92m (16'2") x 4.30m (14'1")
Kitchen/Diner	6.80m (22'4") x 5.80m (19')
WC	1.80m (5'11") x 1.20m (3'11")

First Floor	
Bedroom 1	5.30m (17'5") x 3.90m (12'10")
En-suite	2.60m (8'6") x 2.10m (6'11")
Bedroom 2	3.70m (12'2") x 2.90m (9'6")
Bedroom 3	3.70m (12'2") x 2.70m (8'10")
Bedroom 4	3.00m (9'10") x 2.90m (9'6")
Bathroom	3.00m (9'10") x 2.00m (6'7")

Second Floor	
Attic 1	3.50m (11'6") x 2.90m (9'6")
Attic 2	2.30m (7'7") x 2.30m (7'7")

Gross internal floor area (m<sup>2</sup>): 166m<sup>2</sup> | EPC Rating: D

Extras (Included in the sale): Integrated appliance, floor coverings, light fittings and window dressings.







# McEwan Fraser Legal

## Solicitors & Estate Agents

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Text and description  
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 Surveyor



Professional photography  
**CRAIG DEMPSTER**  
 Photographer



Layout graphics and design  
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