




McEwan Fraser Legal
Solicitors & Estate Agents
01383 660 570

21 Louise Street
DUNFERMLINE, FIFE, KY11 4AT

THE LOCATION

Dunfermline

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 reputé is available throughout Dunfermline for both primary and secondary education.



21 LOUISE STREET

Dunfermline

21 Louise Street is a good-sized family villa including a sunny garden to the rear. The property has been maintained to a good standard by the current owner and is in

move-in condition. Entrance to the property is through a double glazed door into the welcoming reception hall with access to all rooms on this level. The good sized lounge is

pleasantly located to the front of the property with a window to the front giving the room an abundance of light and space to incorporate a dining table. The kitchen has wall

and floor mounted units with door to the rear garden grounds. There are two well-proportioned bedrooms with ample space for free standing furniture. The family bathroom

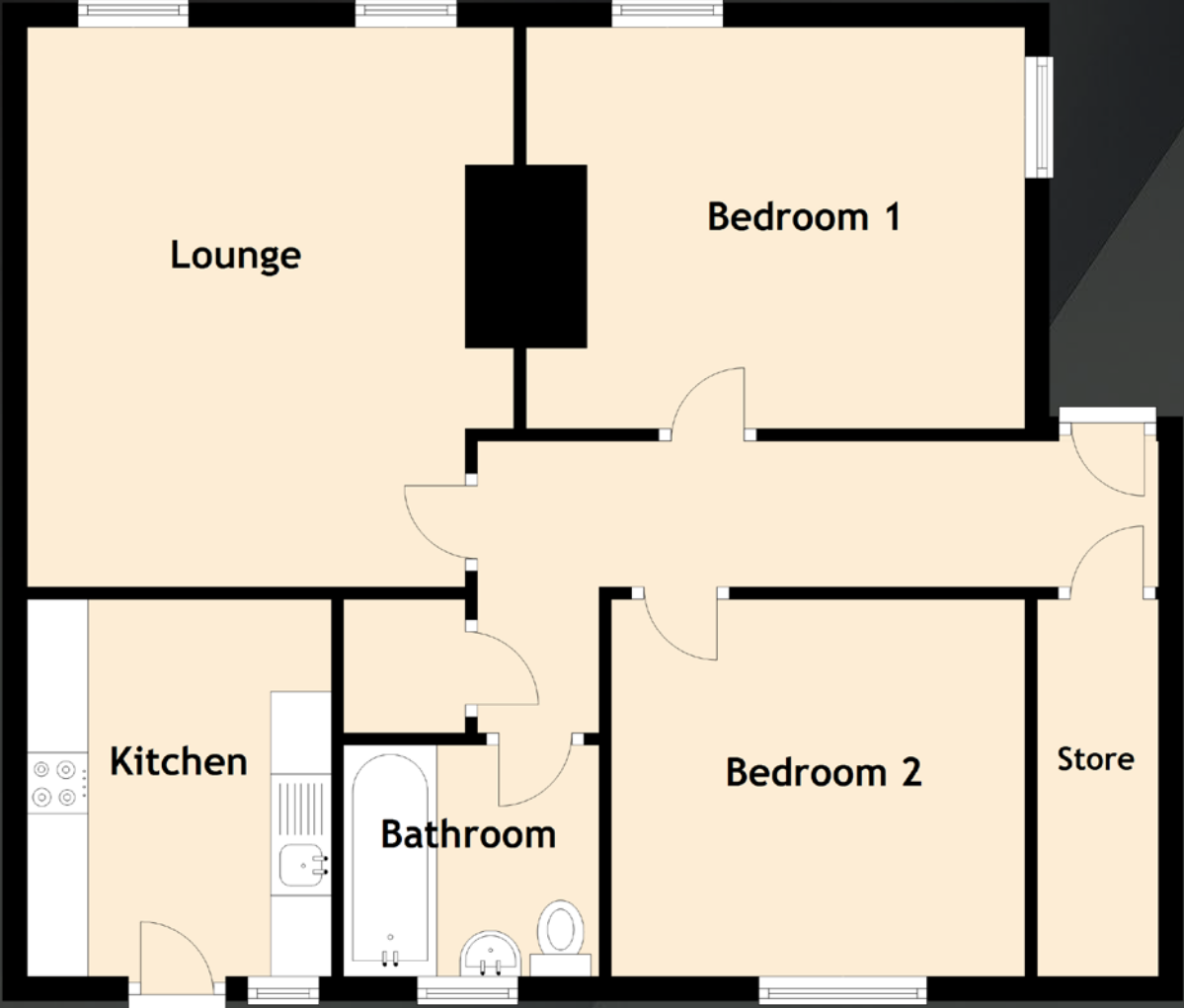
comprises of a three-piece white bathroom suite.

Double glazing and gas central heating has been installed

throughout. The garden grounds are well maintained with a secure fence surrounding the property.



BEDROOMS & Bathroom

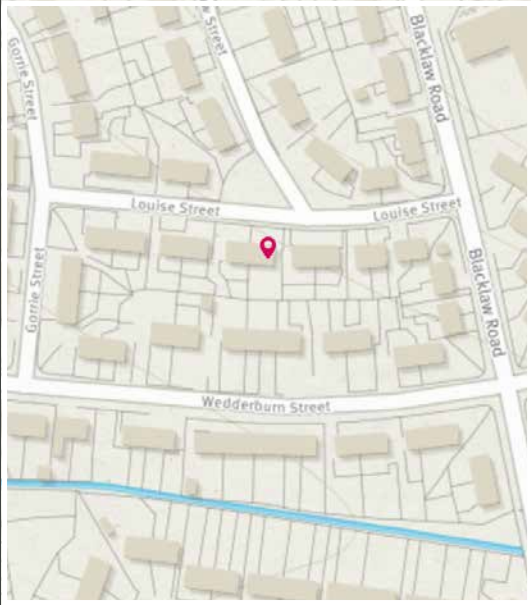


Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 4.00m (13'1")
Kitchen	3.10m (10'2") x 2.50m (8'2")
Bedroom 1	4.10m (13'5") x 3.30m (10'10")
Bedroom 2	3.50m (11'6") x 3.10m (10'2")
Bathroom	2.10m (6'11") x 1.90m (6'3")

Gross internal floor area (m²): 70m²

EPC Rating: C





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01383 660 570
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAY STEIN
 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer