



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01383 660 570

**34 Wardlaw Crescent**

OAKLEY, DUNFERMLINE, KY12 9QW

# The Location

OAKLEY, DUNFERMLINE, KY12 9QW

Oakley is a village situated just off the A907, between the villages of Carnock and Comrie. Local shops cater for day to day requirements and both nursery and primary schooling are available within the village. The historic city of Dunfermline is only a short drive away and here one can find an excellent choice of shops, services and entertainment facilities.

Wardlaw Crescent is conveniently situated for

commuters, with the Forth and Kincardine Bridges being within easy reach. Commuting to Edinburgh twenty miles, Glasgow thirty-five miles and Stirling twenty miles. Local railway networks are close at hand with stations at Dunfermline, Rosyth and Inverkeithing connecting you to all major cities. For those who enjoy the outdoors, there are delightful coastal and woodlands walks in and around the area.



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DELIGHTFUL // FRESH // CONTEMPORARY // MODERN // CHIQUÉ



“... Decorated in  
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with stylish  
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## 34 Wardlaw Crescent

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34 Wardlaw Crescent is a delightful two double bedroom and box bedroom, semi-detached villa with a drive to the front for off-road parking. Immaculately presented with fresh, modern kitchen and bathroom, this home is ready to walk into. Decorated in a contemporary modern style with stylish tones of grey, you will not be disappointed. The lounge has dual aspect garden views and is carpeted for luxury underfoot. The kitchen is divine in a galley style with chic, white, gloss units and contrasting work surface and backsplash. A door from the kitchen

opens to the garden.

A carpeted staircase rises to the upper floor and the bedrooms and family bathroom. The bathroom is fitted with a shower over the bath and a glazed screen, wash hand basin and vanity storage and toilet.

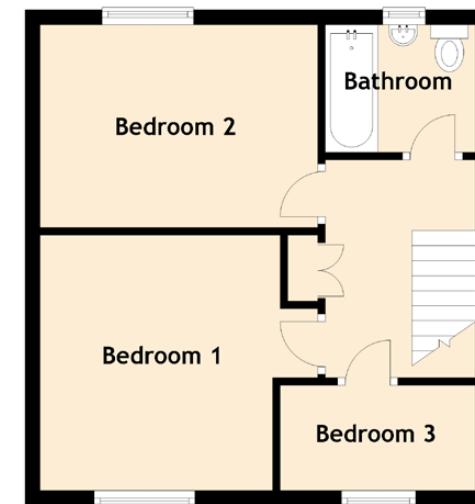
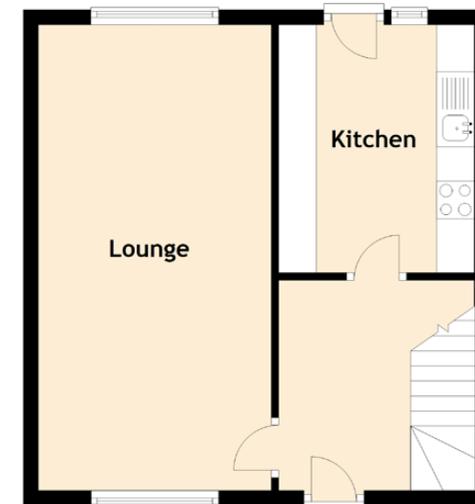
To the rear, a 'garden lounge' has been created with a tiled surface to sit outdoor furniture upon. The rest of the garden is laid to grass and is well bounded by wood fencing. This home offers excellent value for money.

DELIGHTFUL // FRESH // CONTEMPORARY // MODERN // CHIQUÉ



# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

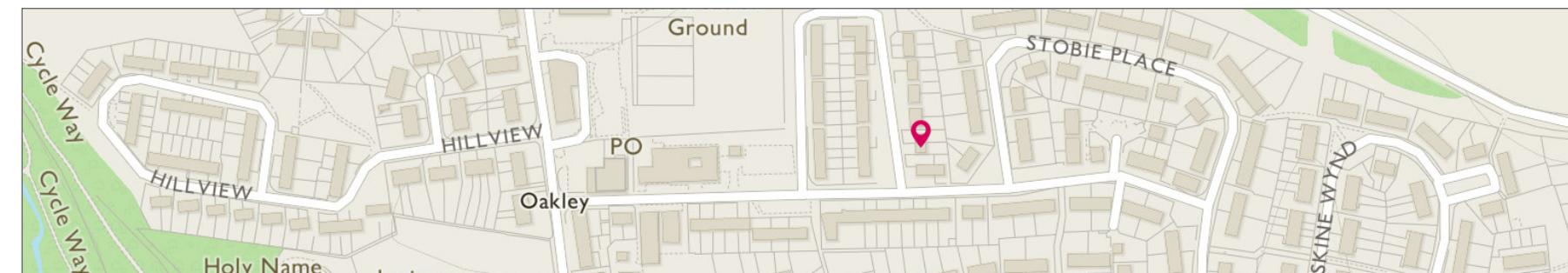


Approximate Dimensions  
(Taken from the widest point)

Lounge	6.20m (20'4") x 3.10m (10'2")
Kitchen	3.30m (10'10") x 2.60m (8'6")
Bedroom 1	3.70m (12'2") x 3.40m (11'2")
Bedroom 2	3.80m (12'6") x 2.70m (8'10")
Bedroom 3	2.60m (8'6") x 1.40m (4'7")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 74m<sup>2</sup>

EPC Rating: C



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**McEwan Fraser Legal**  
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Tel. 01383 660 570  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

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Text and description  
**JAYNE SMITH**  
Surveyor



Professional photography  
**GRANT LAWRENCE**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer