



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**30 Rosethorn Wynd**

DUNFERMLINE, FIFE, KY12 7YN

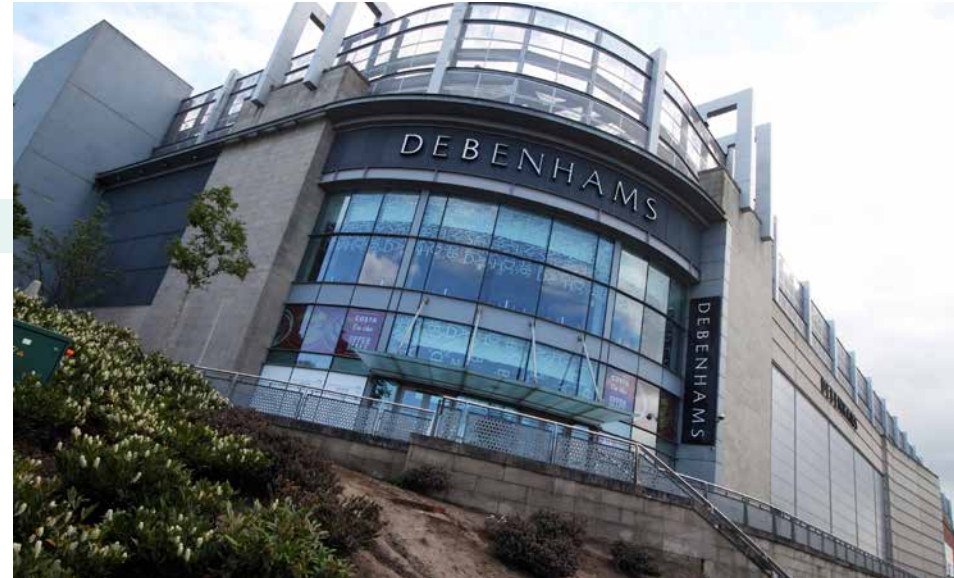


# Dunfermline

## FIFE

An ideal location for the commuter, 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 & Dundee. The Royal Burgh of Dunfermline is the birthplace of Andrew Carnegie and the resting place of Sir Robert the Bruce in the famous Dunfermline Abbey.

Today's 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, home to a 10 screen cinema, private health club, bingo, bowling and mini-golf. For those who enjoy the outdoors there are a number of public parks and woodlands throughout Dunfermline, for the keen golfers there are three private courses within proximity. This home is within walking distance to the train station and all the amenities of the City Centre.



*“...Dunfermline is a modern city offering all the attractions and facilities you would expect...”*





# 30

## ROSETHORN WYND

McEwan Fraser Legal are delighted to present this fantastic opportunity to purchase this modern flat situated in a quiet cul-de-sac within walking distance to town and Dunfermline Train Station. The flat would ideally suit first time buyers or buy-to-let investors.

Internally the property briefly comprises of a secure telephone entrance, large hallway with storage cupboards modern fitted kitchen with dining space, a large lounge area which has a bay window overlooking communal gardens. There are two double bedrooms, the master has an en-suite shower room. To complete the accommodation there is a family bathroom which is a white three-piece and comes partially tiled.

The property benefits from gas central heating, double glazing and private residents parking along with well maintained communal grounds.

Early bird viewings are recommended.



*"...this modern flat situated in a quiet cul-de-sac..."*





## THE DETAILS

Approximate Dimensions  
(Taken from the widest point)

Lounge	5.65m (18'6") x 3.50m (11'6")
Kitchen	4.10m (13'5") x 2.50m (8'2")
Bedroom 1	4.25m (13'11") x 3.20m (10'6")
Bedroom 2	3.50m (11'6") x 2.95m (9'8")
Bathroom	2.00m (6'7") x 1.80m (5'11")
En-suite	1.30m (4'3") x 1.30m (4'3")

Gross internal floor area (m<sup>2</sup>): 73m<sup>2</sup>  
EPC Rating: C

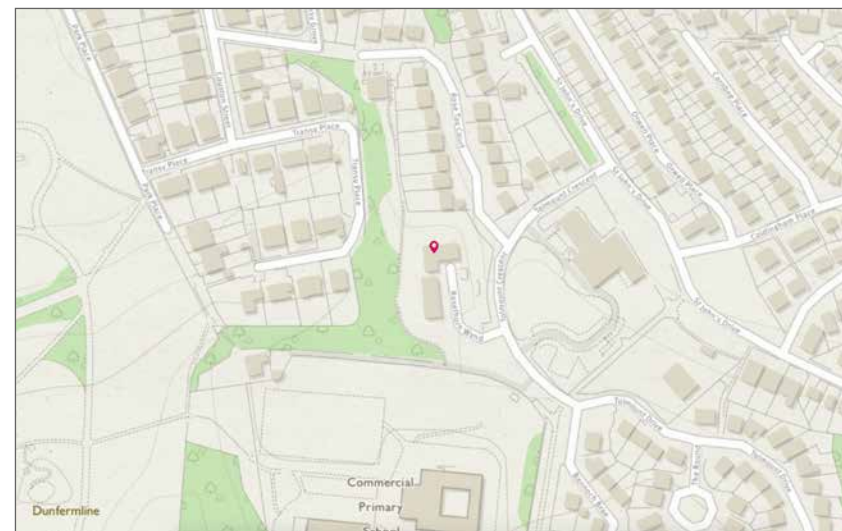
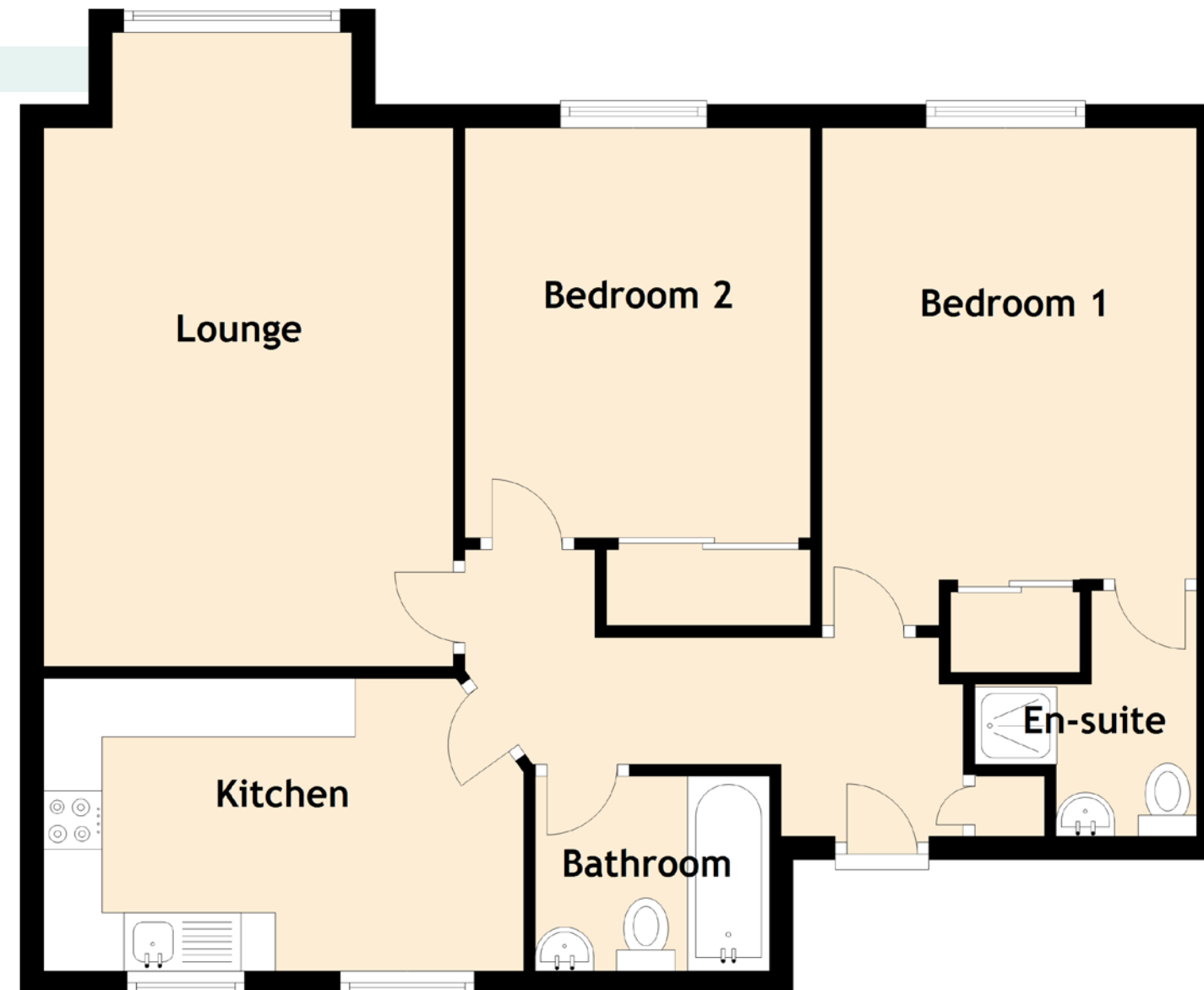


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>







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