



**McEwan Fraser Legal**

Solicitors & Estate Agents

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201/B Aberdour Road

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201/B Aberdour Road, Dunfermline

Location

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. 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 providing direct links to Edinburgh, Perth and Dundee.

Dunfermline is a modern town offering all the attractions you would expect, including the Kingsgate Shopping Centre, The Fire Station Creative art gallery, 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 there are a number of public parks and woodlands throughout Dunfermline, for the keen golfers, there are three private courses within proximity.

Property

An excellent opportunity has arisen to acquire this spacious ground floor apartment, conveniently situated within the popular Duloch Park area of Dunfermline.

The accommodation is in excellent decorative order, with high-quality fixtures and fittings throughout. There is an entrance hallway including a storage cupboard and a bright and spacious lounge with natural light flooding the room from the double window formation. The fully fitted dining kitchen benefits from a four-ring gas hob and built under oven.

The master bedroom provides a built-in wardrobe with sliding doors and an en-suite shower room, a second bedroom and a partially tiled family bathroom with modern three-piece suite complete the accommodation on offer. This property also benefits from gas central heating, full double glazing, a secure door entry system, allocated parking, as well as visitor parking spaces and well maintained communal garden grounds surrounding the property.

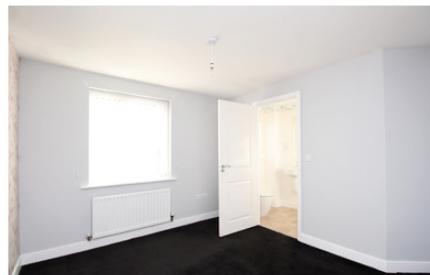
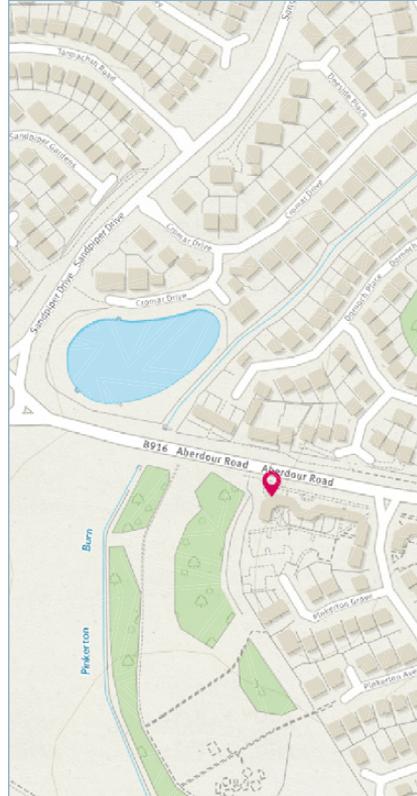


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Property Specifications

Approximate Dimensions (Taken from the widest point)

Lounge	4.20m (13'9") x 3.90m (12'10")
Kitchen	3.70m (12'2") x 3.00m (9'10")
Bedroom 1	3.55m (11'8") x 3.00m (9'10")
En-suite	1.80m (5'11") x 1.30m (4'3")
Bedroom 2	3.20m (10'6") x 2.19m (7'2")
Bathroom	2.10m (6'11") x 1.85m (6'1")

Gross internal floor area (m²)

65m²

EPC Rating

C


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Part
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Available

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