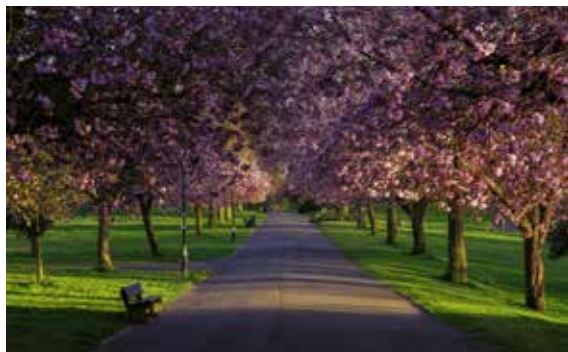





McEwan Fraser Legal
Solicitors & Estate Agents
01383 660 570

24 Woodmill Grove

DUNFERMLINE, KY11 4JR



THE LOCATION

Dunfermline, Fife

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 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 which is 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.

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 and Dundee.





THE PROPERTY

24 Woodmill Grove

McEwan Fraser Legal is delighted to market this three-bedroom villa in walk-in condition.

Entrance to the property is through the front door into the hallway which leads to the bright lounge. The spacious lounge is pleasantly located to the rear with a window looking out to the secluded garden grounds. The breakfasting kitchen is a good size and offers a good range of stylish floor and wall mounted units with integrated appliances and a door leading to the rear south-facing garden, also on this level there is a handy WC. A door leads to the garage that has been converted into a lovely entertaining space. The second floor is reached by a staircase and gives access to the family bathroom with a white three-piece suite. There are three spacious good sized bedrooms on this level with the master offering a stylish en-suite and views across the countryside. This completes the accommodation on offer.

The property further benefits from double glazing, gas central heating. This is a must-see to appreciate the accommodation on offer.





BEDROOMS, BATHROOM & EN-SUITE



Approximate Dimensions
(Taken from the widest point)

Lounge 5.20m (17'1") x 3.20m (10'6")
 Kitchen 3.40m (11'2") x 2.40m (7'10")
 Garage 4.90m (16'1") x 2.40m (7'10")
 WC 2.10m (6'11") x 1.10m (3'7")
 Bedroom 1 3.60m (11'10") x 3.60m (11'10")

En-suite 2.10m (6'11") x 1.60m (5'3")
 Bedroom 2 2.90m (9'6") x 2.50m (8'2")
 Bedroom 3 2.80m (9'2") x 2.50m (8'2")
 Bathroom 2.10m (6'11") x 1.90m (6'3")

Gross internal floor area (m²): 87m²
 EPC Rating: C

Extras (Included in the sale): Dishwasher, washing machine, fridge freezer and garden shed.

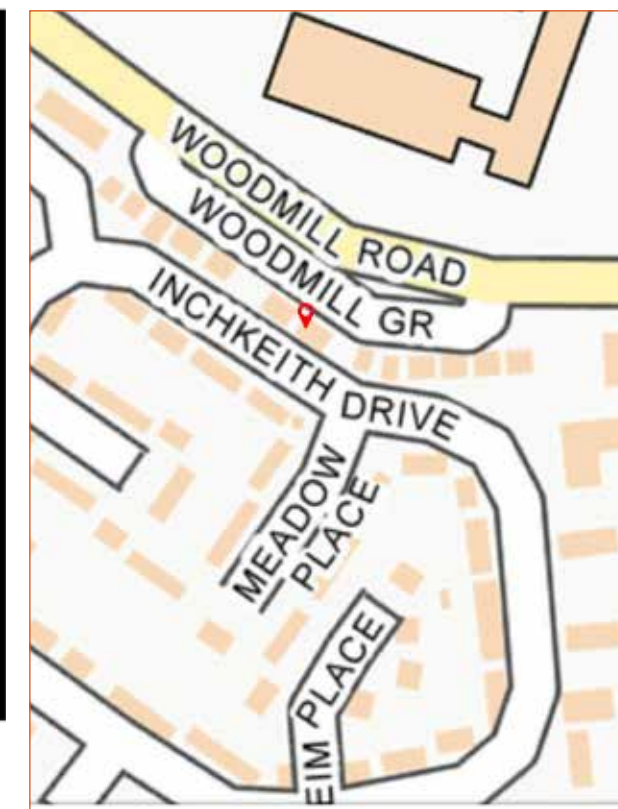
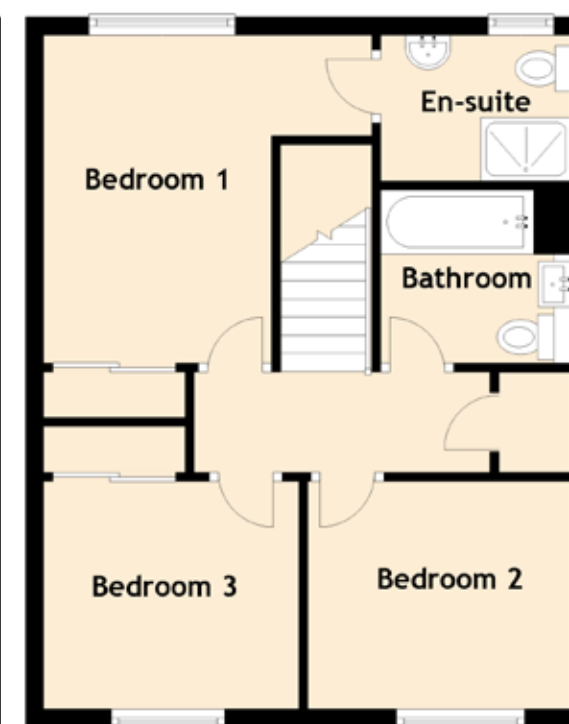
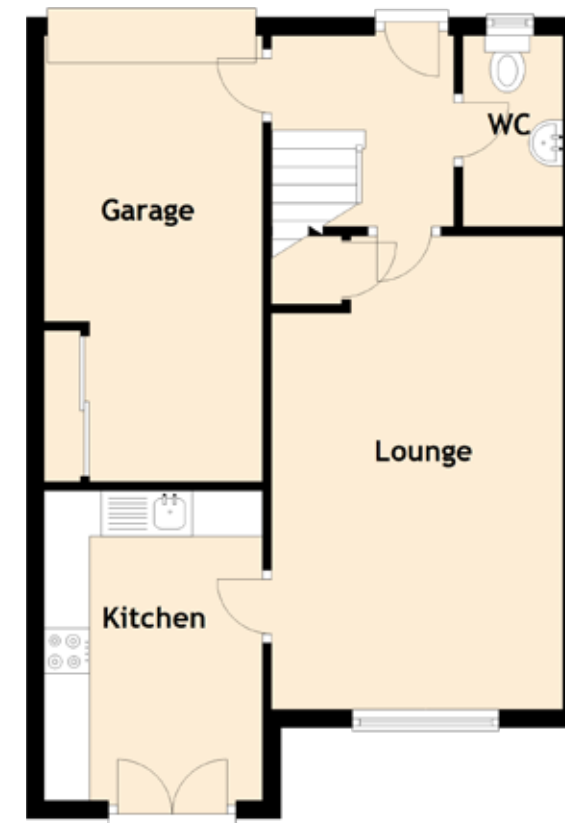


Image credit: <https://www.victoriaenergy.co.uk/images/>



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