



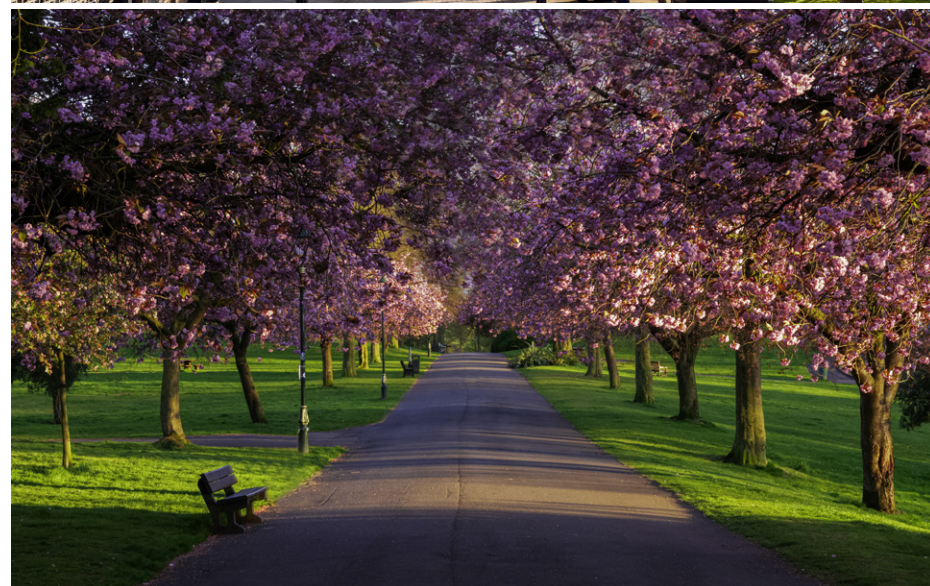
DUNFERMLINE

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 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.



32/3 PLOVER CRESCENT

Dunfermline

An excellent opportunity has arisen to acquire this spacious ground floor apartment, situated within the Dunfermline area of Fife, located in a popular residential setting, viewing is highly recommended.

This accommodation is in excellent decorative order, with high-quality fixtures and fittings throughout, briefly comprising; entrance hallway including a large storage cupboard, a bright and spacious lounge, providing picturesque views, a fully fitted kitchen benefiting from a range of integrated appliances, including a gas four-ring hob, electric oven, extractor hood, integrated washer/dryer and fridge freezer, a master bedroom with one double built-in wardrobe and a lovely en-suite. Bedroom two is a double bedroom and a partially tiled family bathroom, benefiting from modern splash-back tiling and shower over completes the accommodation on offer.

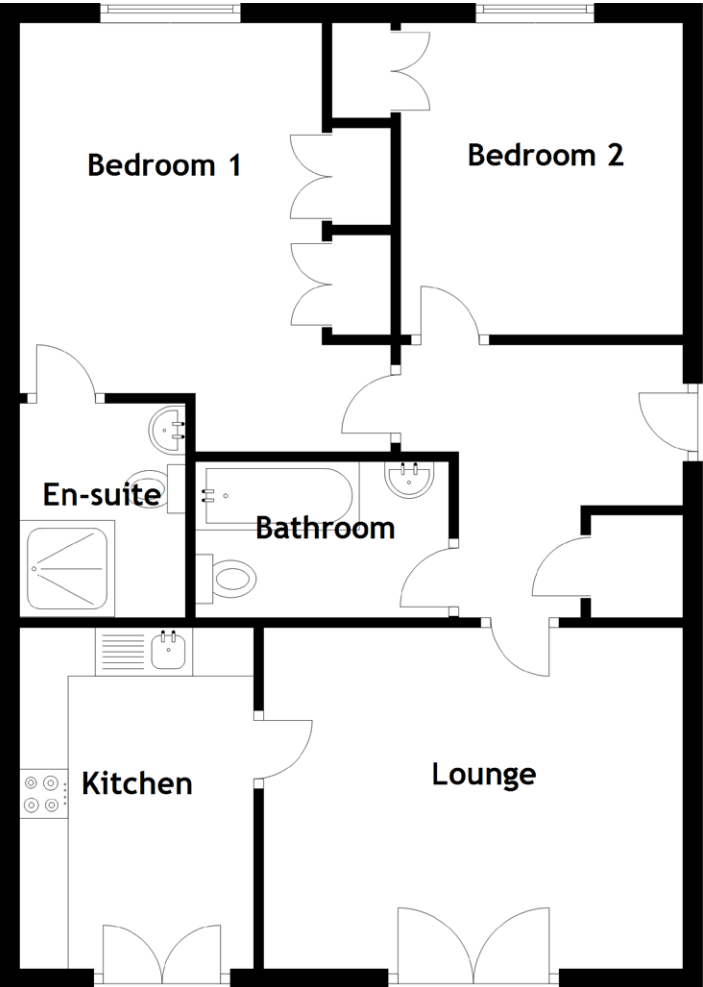
This property also benefits from; gas central heating, full double glazing, a secure door entry system, allocated parking, as well as visitor parking spaces and well maintained communal garden grounds surrounding the property.





SPECIFICATIONS

Floor Plan, Dimensions & Map

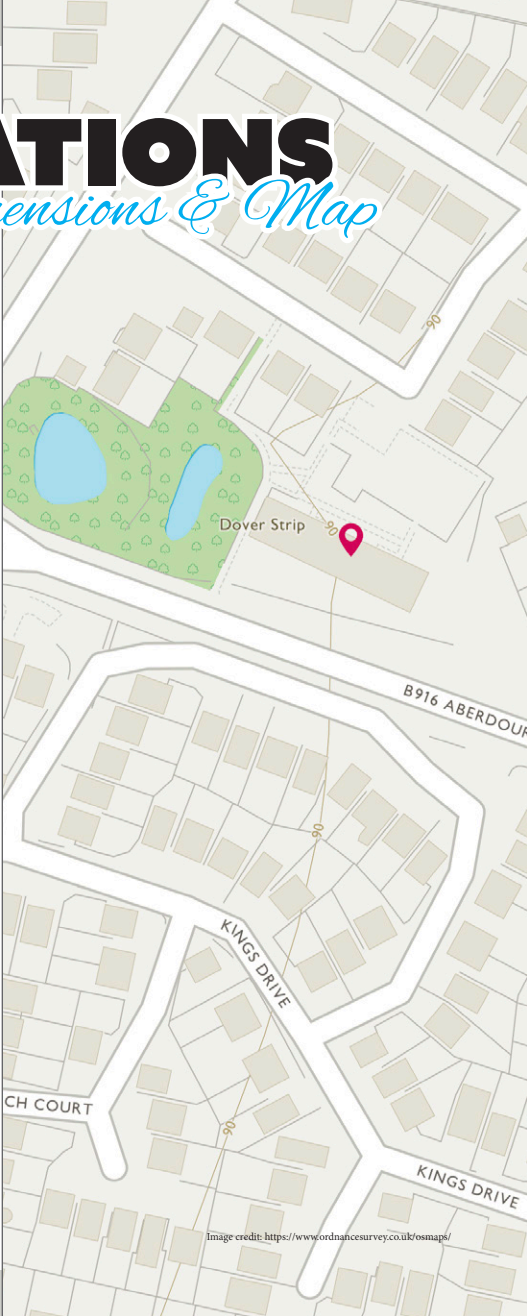


Approximate Dimensions
(Taken from the widest point)

Lounge	4.30m (14'1") x 3.50m (11'6")
Kitchen	3.50m (11'6") x 2.40m (7'10")
Bedroom 1	4.40m (14'5") x 3.10m (10'2")
Bedroom 2	3.20m (10'6") x 2.90m (9'6")
Bathroom	2.60m (8'6") x 1.60m (5'3")
En-suite	2.20m (7'3") x 1.70m (5'7")

Gross internal floor area (m²) - 68m²

EPC Rating - C





McEwan Fraser Legal

Solicitors & Estate Agents

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

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Text and description
JAY STEIN
 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer