

# 13 Redwing Wynd

DUNFERMLINE, KY11 8SP



*LOVELY FOUR-BEDROOM HOME LOCATED IN A  
POPULAR RESIDENTIAL LOCATION*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





---

13 Redwing Wynd is a beautifully appointed detached family villa built by Barratt Homes. The property has been well maintained by the current owners and is in move-in condition.

There is a welcoming reception hall with a door leading to the lounge. The lounge is pleasantly located to the front of the property and hallway with stairs leading to the upper level. The dining kitchen has ample space for family dining/social entertaining and boasts a wonderful modern fitted kitchen with appliances, also to this level you will find a handy WC and utility room.

On the upper level, there are four good-sized bedrooms with the master benefiting from an en suite shower room. The stylish three-piece bathroom completes the accommodation on offer.

The property further benefits from gas central heating and double glazing. There are attractive garden grounds to the rear of the property which are mainly laid to lawn. Off-street parking is provided by a driveway that can accommodate three cars leading to the single garage.

---

# The Lounge











**Bedroom 1**









**Bedroom 2**





**Bedroom 3**

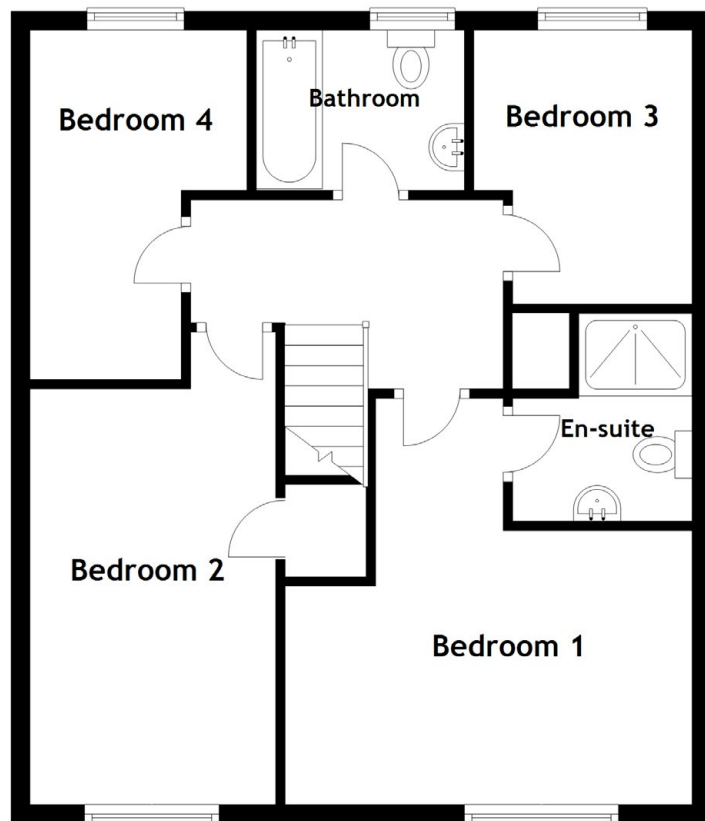
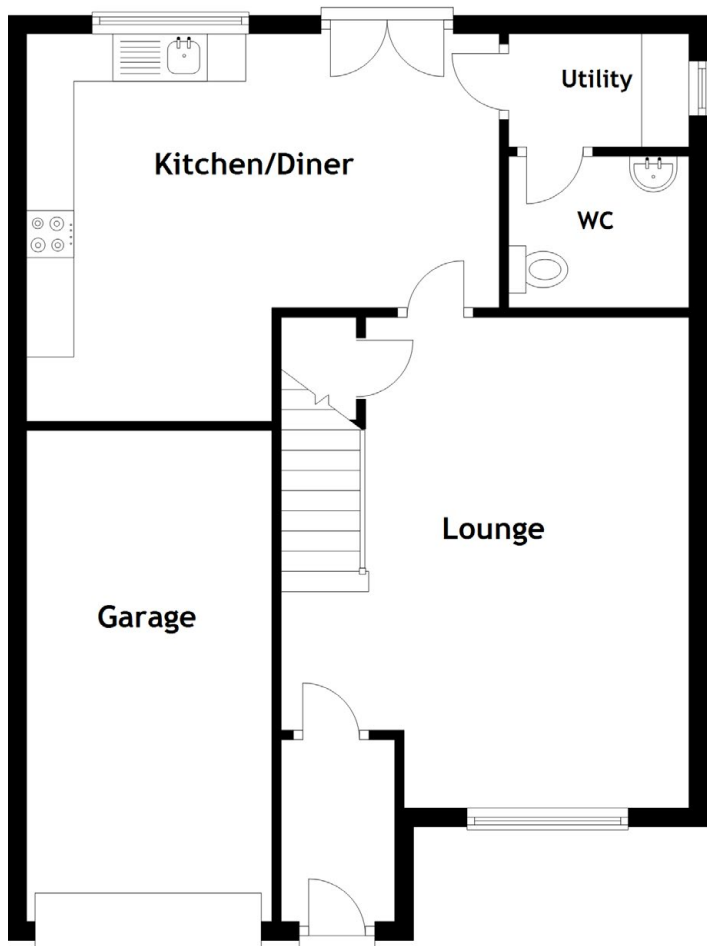




**Bedroom 4**







### Approximate Dimensions

(Taken from the widest point)

Lounge	5.20m (17'1") x 4.32m (14'2")
Kitchen/Diner	5.00m (16'5") x 4.10m (13'5")
Utility	1.91m (6'3") x 1.20m (3'11")
WC	1.91m (6'3") x 1.60m (5'3")
Garage	5.20m (17'1") x 2.60m (8'6")
Bedroom 1	4.30m (14'1") x 4.20m (13'9")
En-suite	2.20m (7'2") x 1.90m (6'3")
Bedroom 2	5.00m (16'5") x 2.60m (8'6")
Bedroom 3	2.90m (9'6") x 2.31m (7'7")
Bedroom 4	3.70m (12'2") x 2.30m (7'6")
Bathroom	2.20m (7'3") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 107m<sup>2</sup>

EPC Rating: C





---

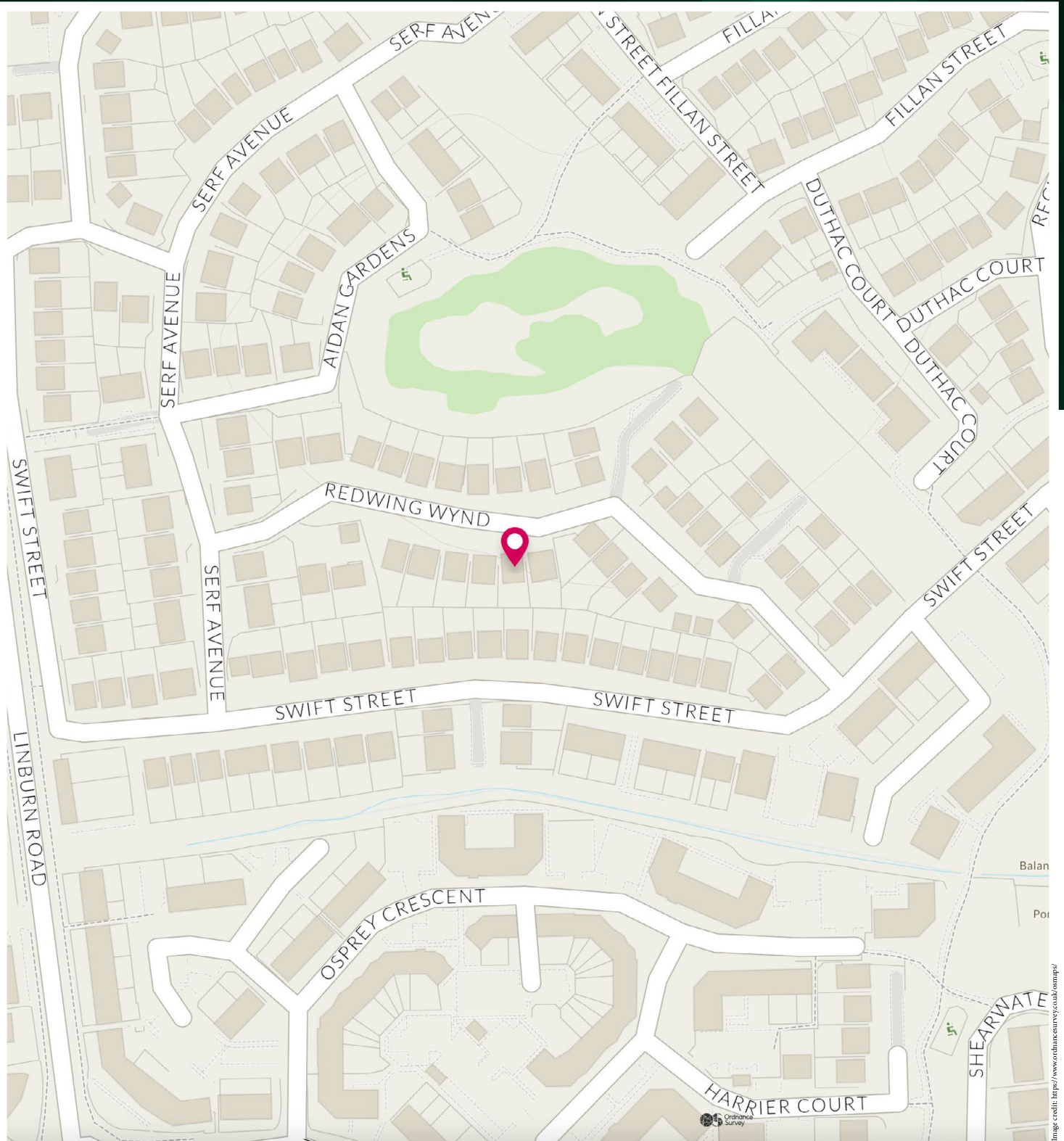
The Royal Burgh of Dunfermline is the birthplace of Andrew Carnegie and the resting place of Sir Robert the Bruce in the famous Dunfermline Abbey.

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.

---



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE SUNDAY TIMES



Text and description  
**JAY STEIN**  
Area Sales Manager



Professional photography  
**GRANT LAWRENCE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.