

15 Earn Grove

DUNFERMLINE, FIFE, KY11 4LL



*STUNNING, UNIQUE, SIX BEDROOM HOME WITH
PRIVATE DRIVE AND GORGEOUS GARDENS*



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McEwan Fraser Legal is delighted to offer part exchange, ask us how we can help you move.

Step into the epitome of family living with this exceptional detached villa boasting a remarkable six bedrooms. Currently cherished by an extended family, this residence offers a luxurious, self-contained annex, a true gem within itself.

The annex beckons with two generously proportioned bedrooms, complemented by two lavish shower rooms. The pièce de résistance is undoubtedly the stunning kitchen/diner/living room, where modern design meets functionality. With doors opening to the meticulously landscaped gardens, this space seamlessly merges indoor and outdoor living. A utility area adds to the practicality of this sumptuous annex.









Bedroom 1





Bedroom 2







The main house, an abode of sophistication, welcomes you with a spacious and bright lounge and hallway, setting the tone for the elegance that unfolds. A dining room and a dining kitchen, both thoughtfully designed for gatherings, offer versatility for various occasions. A utility room and a guest cloakroom add to the convenience of the ground floor.

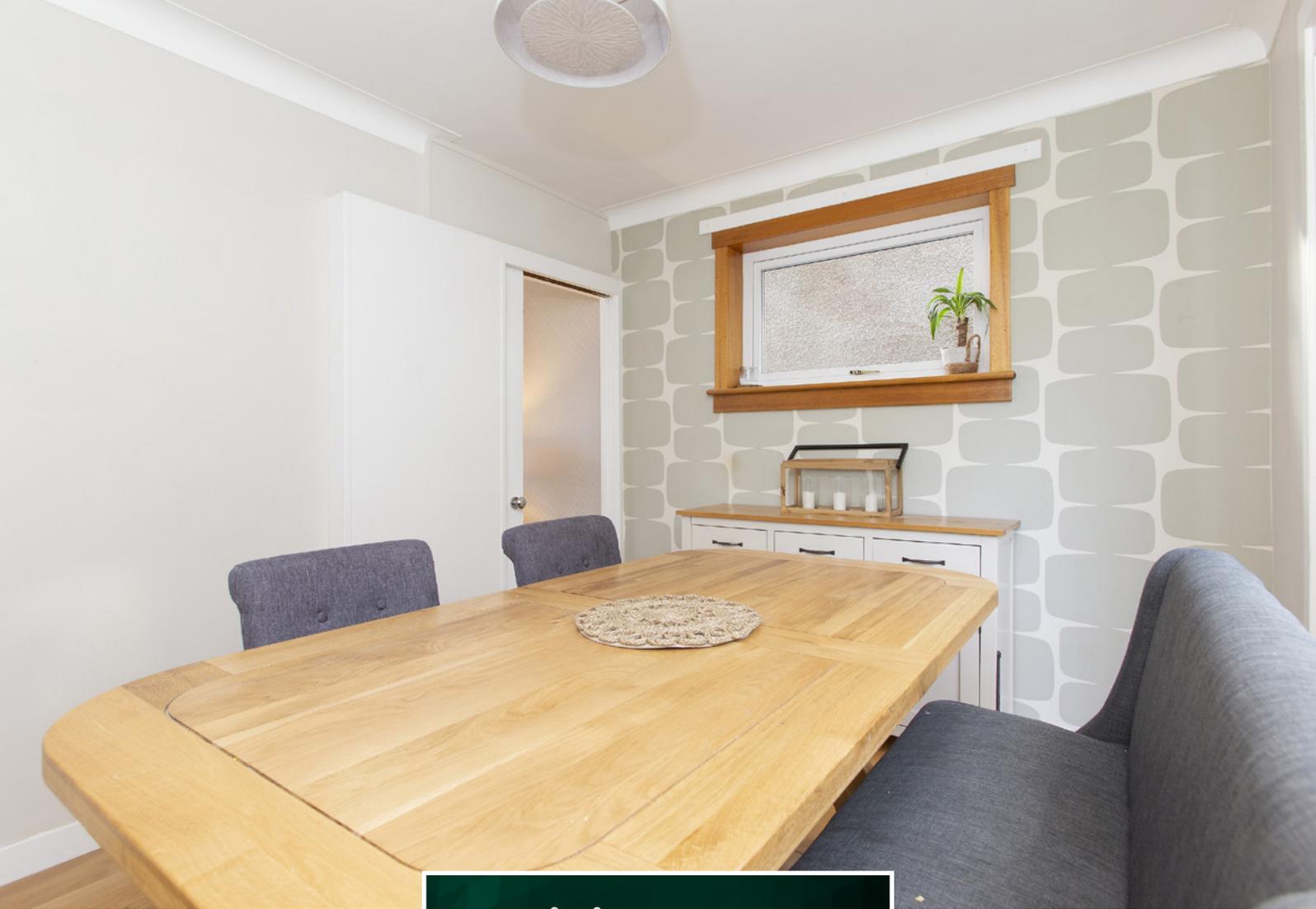






The Kitchen





Dining Room





Ascend to the upper floor to discover four more bedrooms, each exuding its unique charm. A shower room and a bathroom, appointed with contemporary finishes, provide options for relaxation and rejuvenation.





Bedroom 2





Bedroom 3

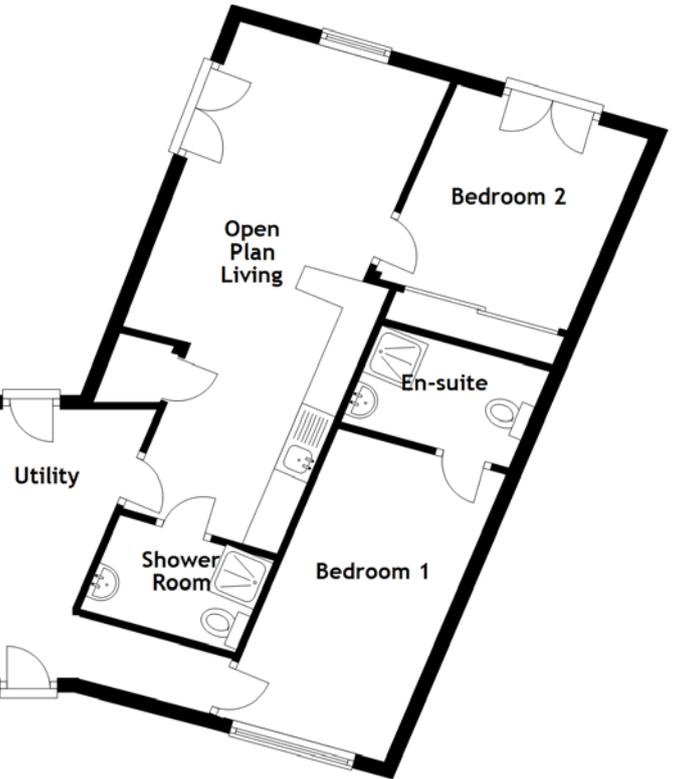
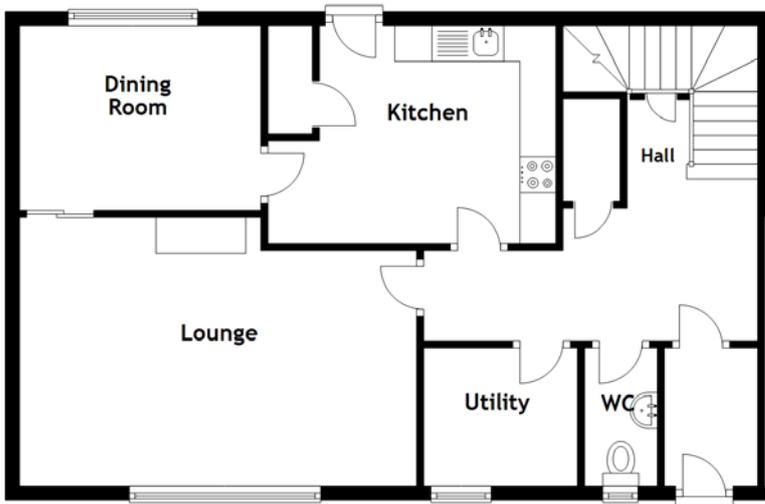
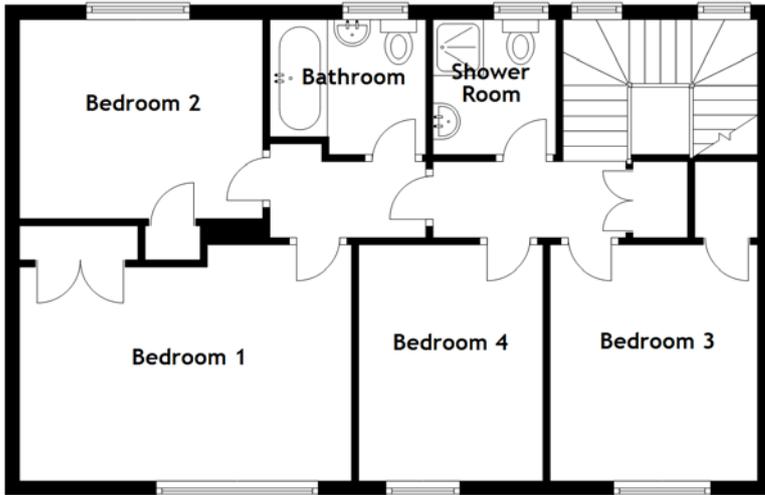




Bedroom 4







Approximate Dimensions
(Taken from the widest point)

Lounge	5.52m (18'1") x 3.76m (12'4")	ANNEX	
Kitchen	4.00m (13'2") x 3.05m (10')	Open Plan Living	7.15m (23'6") x 3.23m (10'7")
Dining Room	3.36m (11') x 2.59m (8'6")	Bedroom 1	4.33m (14'2") x 2.42m (7'11")
Bedroom 1	4.62m (15'2") x 3.30m (10'10")	En-suite	2.42m (7'11") x 1.46m (4'9")
Bedroom 2	3.38m (11'1") x 2.78m (9'1")	Bedroom 2	2.93m (9'7") x 2.76m (9'1")
Bedroom 3	3.30m (10'10") x 2.88m (9'6")	Shower Room	2.22m (7'4") x 1.41m (4'8")
Bedroom 4	3.30m (10'10") x 2.56m (8'5")		
Bathroom	2.17m (7'1") x 1.89m (6'2")		
Shower Room	1.89m (6'2") x 1.71m (5'7")		
			Gross internal floor area (m ²): 204m ²
			EPC Rating: C



The front of the house boasts a secure and fenced drive, accompanied by a manicured lawn, creating an inviting entrance. To the rear, a beautifully landscaped haven unfolds, a vibrant green space adorned with a summer house, patios, and a sprawling lawn, offering an enchanting retreat.

This residence is more than a home; it's a canvas for your imagination. Whether you envision independent living in the annex or aspire to amalgamate both spaces into one splendid family home, the possibilities are boundless. The uniqueness of this property is a rare find, making it a must-consider for families seeking grandeur and flexibility.

Seize the opportunity to make this distinctive villa yours. Bring your imagination, but act swiftly, homes of this calibre are a rare find. Contact us today to experience the grandeur and versatility that await in this remarkable residence.



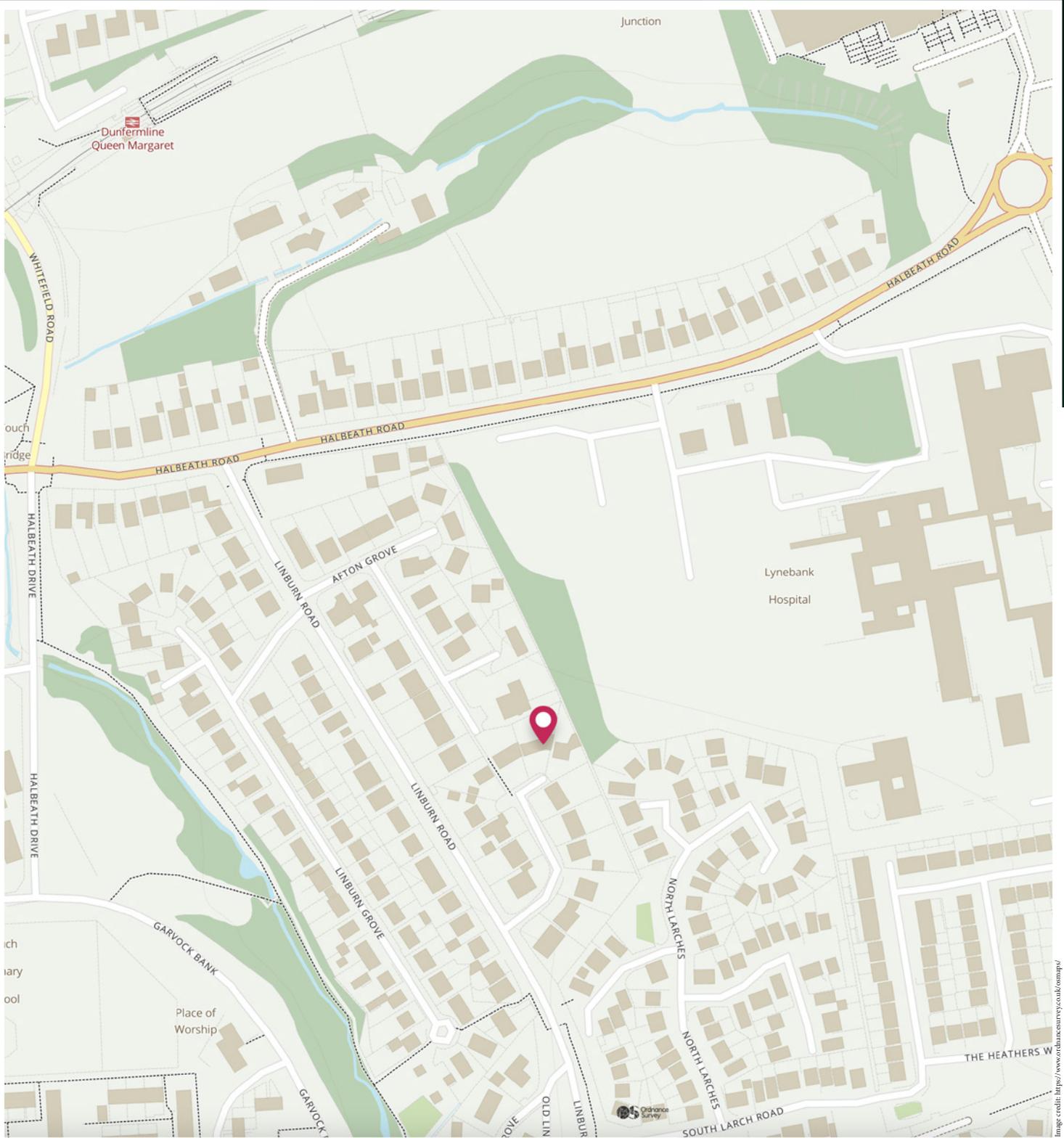


Dunfermline is a historic town located in Fife, Scotland. It holds significant historical and cultural importance as the birthplace of many Scottish monarchs, including King Robert the Bruce. The town features a rich architectural heritage, with landmarks such as Dunfermline Abbey, which dates back to the 11th century and was once a grand royal residence. The Abbey's ruins and its adjacent palace are major attractions, offering insights into Scotland's medieval history.

Dunfermline is a mix of historical charm and modern amenities, offering a range of shops, restaurants, and cultural events. 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 Bridges 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.





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