

57 Kingfisher Place

DULOCH, DUNFERMLINE, FIFE, KY11 8JN



*Wonderful four-bedroom home located in
a popular residential setting*



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57 Kingfisher Place is a beautifully appointed detached family villa. The property has been well maintained by the current owners and is in move-in condition.

THE LOUNGE



There is a welcoming reception hall with a door leading to the lounge. The lounge is pleasantly located at the front of the property and the hallway with stairs leads to the upper level.

THE KITCHEN



The kitchen has ample space for family dining/social entertaining and boasts a wonderful modern fitted kitchen with appliances. The dining room is to the rear with French doors leading to the rear gardens, also to this level, you will find a handy WC and utility room.



THE DINING ROOM



THE UTILITY & WC





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 BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4

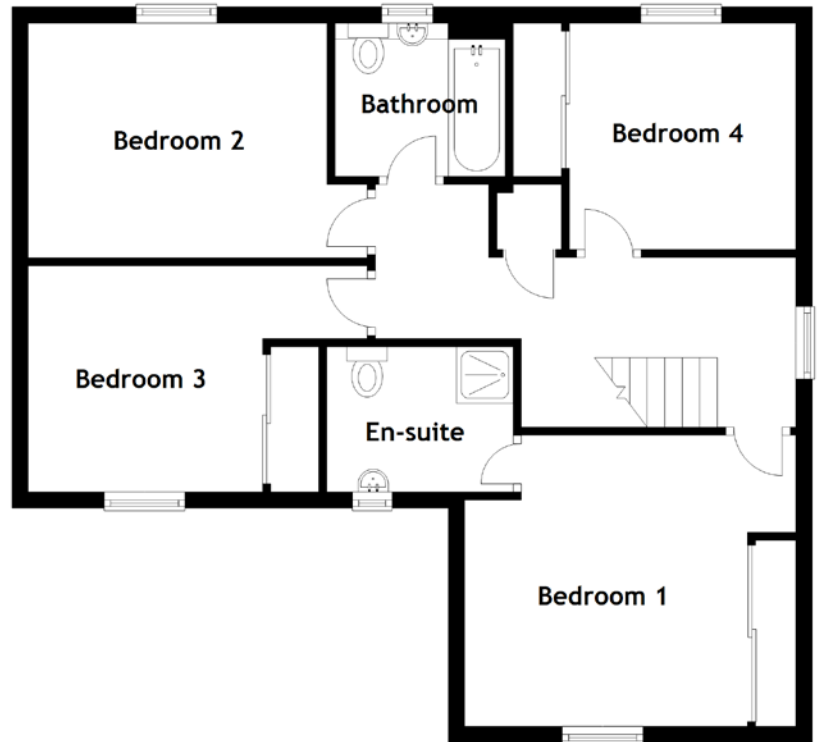
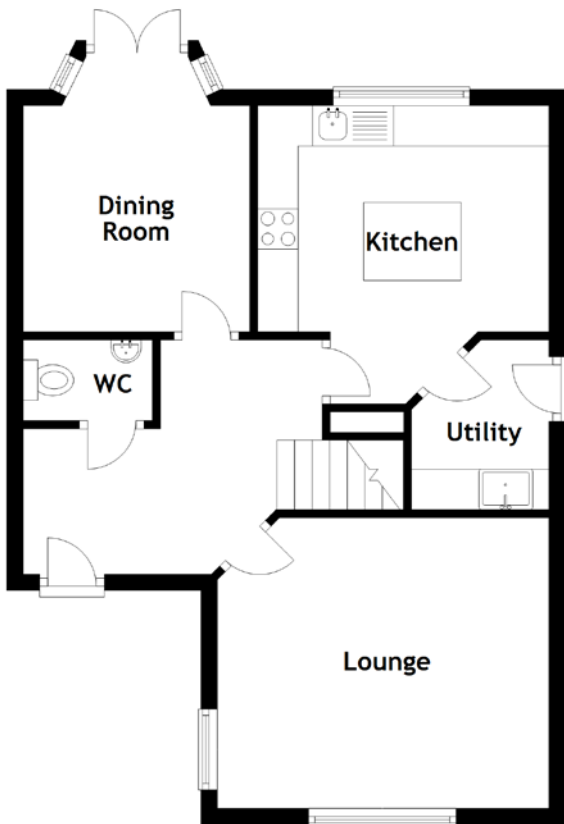


The property further benefits from gas central heating and double glazing. There are attractive garden grounds to the rear of the property which are mainly laid to lawn. Off-street parking is provided by a driveway that can accommodate three cars leading to the single garage.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



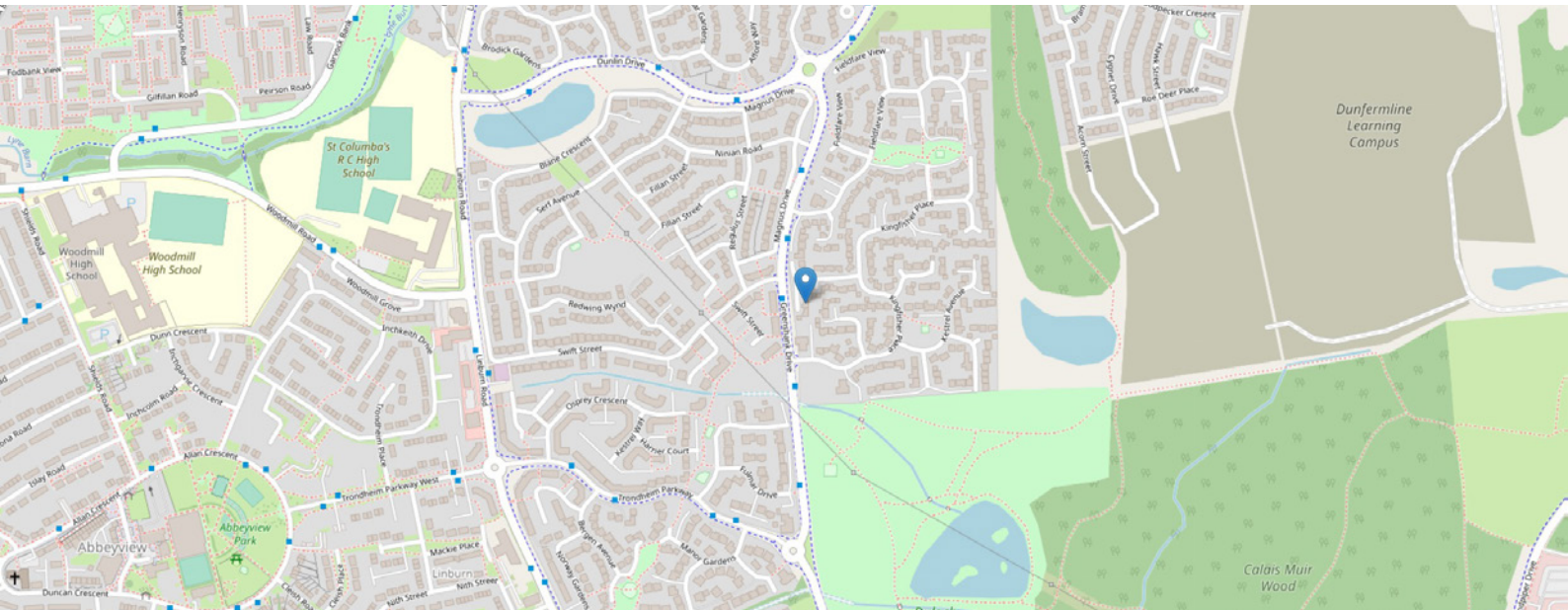
Approximate Dimensions
(Taken from the widest point)

Lounge	4.10m (13'5") x 3.60m (11'10")
Kitchen	3.60m (11'10") x 2.80m (9'2")
Dining Room	2.80m (9'2") x 2.80m (9'2")
Utility	2.10m (6'11") x 1.70m (5'7")
WC	1.60m (5'3") x 1.00m (3'3")
Bedroom 1	4.10m (13'5") x 3.60m (11'10")
En-suite	2.30m (7'7") x 1.80m (5'11")

Bedroom 2	4.20m (13'9") x 2.90m (9'6")
Bedroom 3	4.20m (13'9") x 2.79m (9'2")
Bedroom 4	2.80m (9'2") x 2.80m (9'2")
Bathroom	2.10m (6'11") x 1.90m (6'3")

Gross internal floor area (m²): 111m²
EPC Rating: C

Extras: Floor coverings, light fittings, blinds and window dressings.



THE 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 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 & Dundee.



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