



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**42 Serf Avenue**

DUNFERMLINE, KY11 8YZ

# THE LOCATION

DUNFERMLINE, KY11 8YZ

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.



# 42 SERF AVENUE

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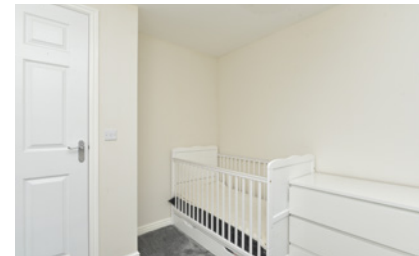
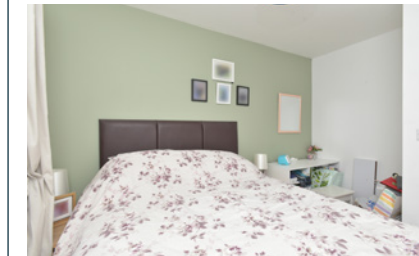
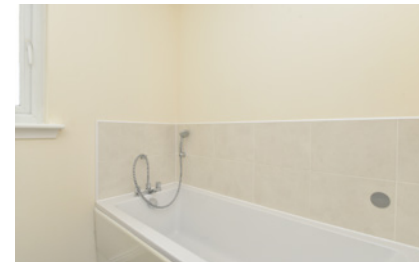
42 Serf Avenue is a beautifully appointed detached family villa built by Persimmon Homes. The property has been well maintained by the current owners and is in move-in condition.

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

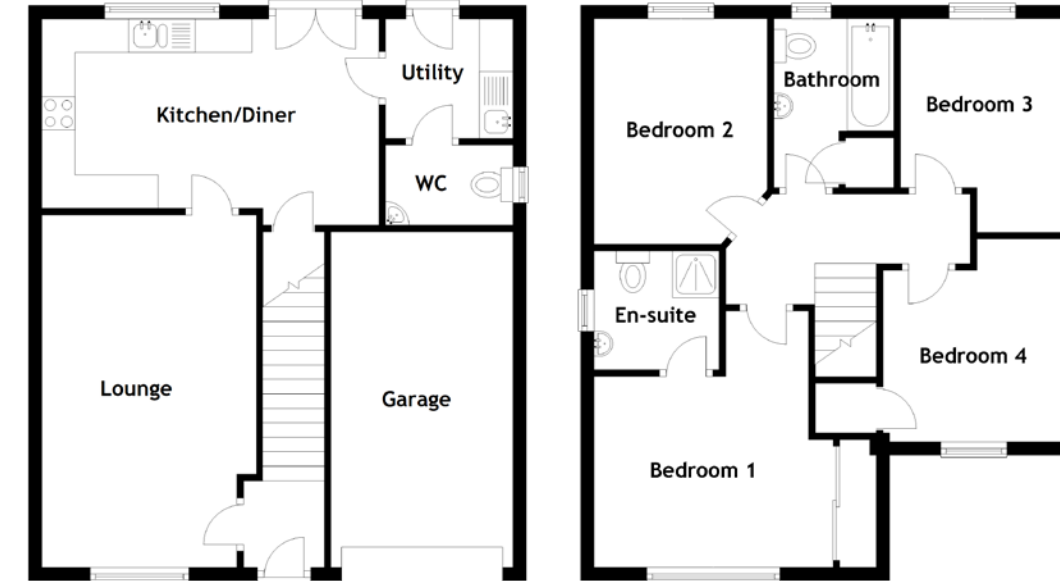
On the upper level, there are four good-sized bedrooms with the master benefiting from an en suite shower room. The stylish three-piece bathroom completes the accommodation on offer.

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.





# SPECIFICATIONS & DETAILS FLOOR PLAN, DIMENSIONS & MAP

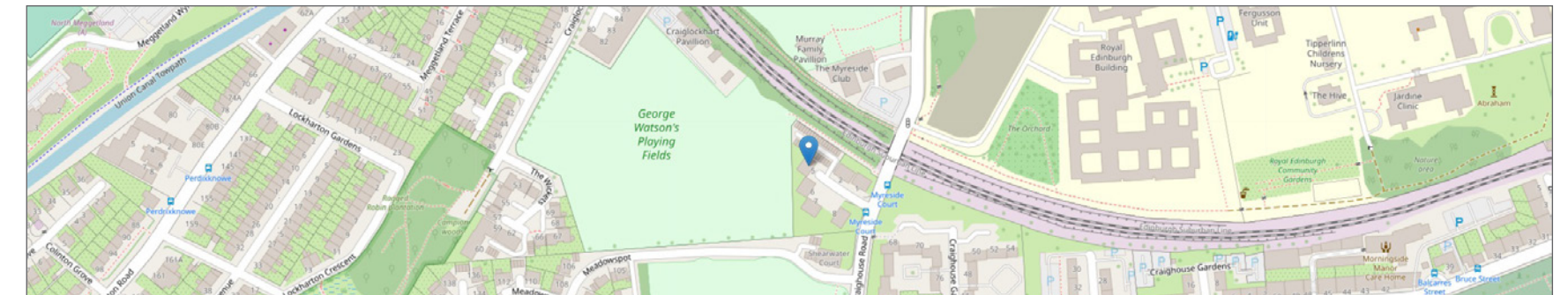


**Approximate Dimensions**  
(Taken from the widest point)

Lounge	5.07m (16'8") x 3.22m (10'7")
Kitchen/Diner	5.06m (16'7") x 3.09m (10'2")
Utility	1.91m (6'3") x 1.79m (5'10")
WC	1.91m (6'3") x 1.20m (3'11")
Bedroom 1	3.84m (12'7") x 3.22m (10'7")
En-suite	1.88m (6'2") x 1.78m (5'10")
Bedroom 2	3.38m (11'1") x 2.60m (8'6")
Bedroom 3	3.20m (10'6") x 2.49m (8'2")
Bedroom 4	2.62m (8'7") x 2.57m (8'5")
Bathroom	2.53m (8'4") x 1.80m (5'11")
Garage	5.03m (16'6") x 2.73m (8'11")

Gross internal floor area (m<sup>2</sup>): 96m<sup>2</sup>

EPC Rating: C





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