



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**15 Kestrel Avenue**

DUNFERMLINE, FIFE, KY11 8JL



# DUNFERMLINE

FIFE

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.

# 15 KESTREL AVENUE

DUNFERMLINE

15 Kestrel Avenue is a spacious five-bedroom property built in this exclusive development. Ideally positioned in a sought-after and quiet residential area, it provides a safe environment for children and offers great privacy. This is a beautifully designed executive five-bedroom family home, which provides substantial accommodation for a growing family.

The property is offered to the market in "walk-in" condition. In more detail, the accommodation comprises a welcoming hallway with stairs leading to the upper level, a pristine formal and bright lounge to the front of the property with a feature window that floods the room with natural light. The fully fitted kitchen with family area/breakfast area has been beautifully fitted to include a quality range of floor and wall-mounted units, with a striking work surface, which provides a fashionable and efficient workspace. It further benefits from an oven, gas hob and extractor hood, integrated fridge/freezer, and full-size

dishwasher. There is a separate utility room with garage access and an external door. Also on the ground level, you will find a spacious separate dining room with ample space for family dining.

The upper landing has been thoughtfully planned and consists of five well-appointed bedrooms. Two bedrooms have en-suite facilities and the master also has built-in wardrobes. Also on this floor, you will find the contemporary four-piece family bathroom. This completes the impressive accommodation internally.

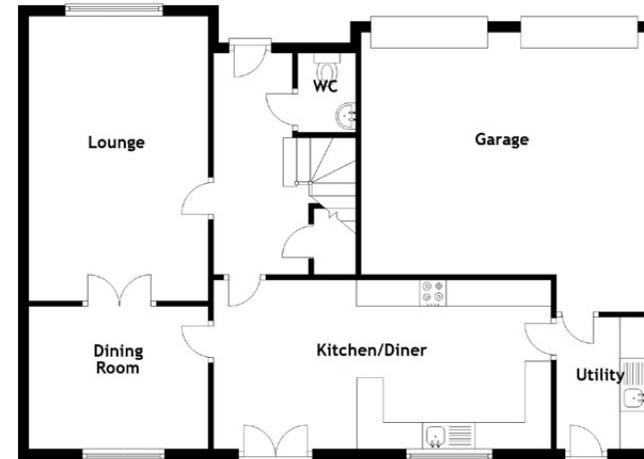
The property benefits from gas central heating and double-glazing for additional comfort. Externally, there is an integral garage with a charging point and a driveway providing off-road parking for up to three vehicles. The large rear garden is fully enclosed and is a place where you and your family can enjoy privacy and seclusion. Viewing is highly recommended to appreciate the accommodation on offer.





# SPECIFICATIONS

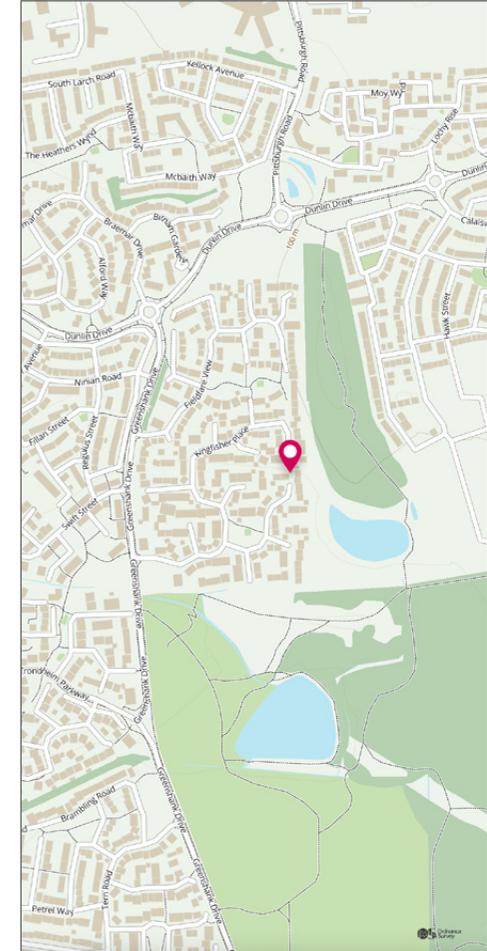
FLOOR PLAN, DIMENSIONS & MAP



## Approximate Dimensions (Taken from the widest point)

Kitchen/Diner	6.40m (21') x 3.20m (10'6")
Lounge	5.40m (17'9") x 3.40m (11'2")
Dining Room	3.40m (11'2") x 2.70m (8'10")
Utility	2.50m (8'2") x 1.70m (5'7")
Bedroom 1	4.00m (13'2") x 3.40m (11'2")
En-suite	1.71m (5'7") x 1.70m (5'7")
Bedroom 2	3.70m (12'2") x 3.40m (11'2")
En-suite	2.40m (7'10") x 1.60m (5'3")
Bedroom 3	3.50m (11'6") x 2.80m (9'2")
Bedroom 4	3.50m (11'6") x 2.70m (8'10")
Bedroom 5	3.00m (9'10") x 2.40m (7'11")
Bathroom	2.40m (7'11") x 2.30m (7'7")

Gross internal floor area (m<sup>2</sup>): 158m<sup>2</sup>  
EPC Rating: C





  
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