

3 Rose Holly Close

DUNFERMLINE, KY12 7SF



*Wonderful four-bedroom townhouse in
the centre of the City*



01383 660 570



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal are delighted to bring to the market this lovely, four-bedroom, mid terraced villa in a highly desirable and much sought-after location in the heart of the Garvock estate situated within Dunfermline's Conservation Area. Freshly decorated and ready to move into, this property would be a fantastic acquisition as its superb spot offers great commuting links, as well as being within a short distance of local amenities. The house has been well designed to maximise privacy and the natural available light to create a contemporary ambience.

THE KITCHEN/DINER



The welcoming hall gives access to all apartments. The well-designed Kitchen/dining area offers scope for various furniture configurations and is flooded with natural light. The modern kitchen has been fitted with a range of floor and wall-mounted units with French doors leading to the deck area and garden. It boasts a host of integrated appliances including a microwave, fridge freezer, washing machine, dishwasher, wine fridge, gas hob, electric oven and has an abundance of work surface space. The dining area is a lovely space and a perfect area for entertaining with access to the rear gardens. A guest cloakroom completes the accommodation on the ground floor.



THE WC



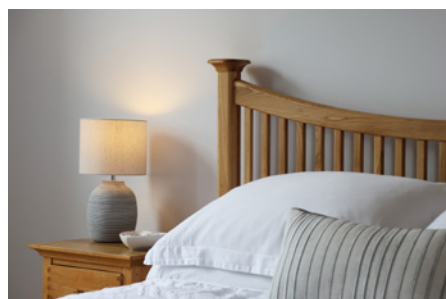
Upstairs you will discover the lounge to the front with a Juliet balcony and beautiful wooden shutters. The master bedroom features lovely views and built-in wardrobes with a fantastic en-suite shower room.



THE LOUNGE



THE MASTER BEDROOM





The top floor offers three more double bedrooms with built-in wardrobes. The large family bathroom is located on the upper level and consists of a white four-piece suite with a separate shower cubicle. This comfortable home also features gas central heating and double glazing.

THE BATHROOM



BEDROOM 2



BEDROOMS 3 & 4



Externally, the back garden is beautifully landscaped and secure by fencing perfect for outdoor living and safe for children and pets. The front garden offers space for parking several vehicles. A single garage is on hand. This is an excellent opportunity to acquire this spacious family home quietly located in this desired residential development.

Viewing is highly recommended to appreciate the accommodation on offer.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor
Kitchen/Diner
WC

5.70m (18'8") x 3.70m (12'2")
2.00m (6'7") x 1.20m (3'11")

First Floor
Lounge
Master Bedroom
En-suite

5.85m (19'2") x 5.70m (18'8")
4.10m (13'5") x 3.70m (12'2")
2.34m (7'8") x 1.60m (5'3")

Second Floor

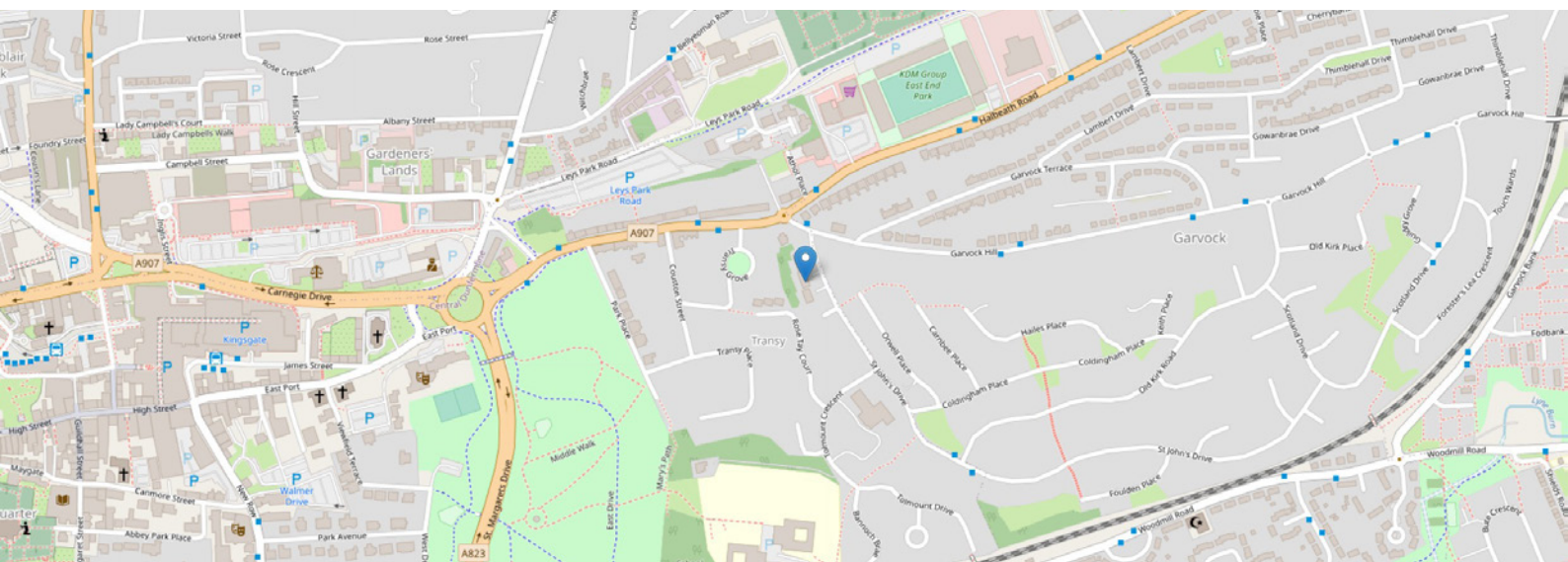
Bedroom 2 3.70m (12'2") x 2.90m (9'6")
Bedroom 3 3.90m (12'10") x 2.90m (9'6")
Bedroom 4 2.85m (9'4") x 2.70m (8'10")
Bathroom 2.75m (9') x 2.15m (7'1")

Garage

5.30m (17'5") x 2.90m (9'6")

Gross internal floor area (m²): 137m²
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 area, you have Fife Leisure Park which is home to a ten-screen cinema, private health club, bingo and mini-golf. For those who enjoy the outdoors, there are a number of public parks and woodlands throughout Dunfermline, for the keen golfers you have three private courses within close proximity.

Dunfermline is located approximately five miles from the Forth Crossing and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01383 660 570

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
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Text and description
JAY STEIN
Area Sales Manager



Professional photography
LEIGH ROLLO
Photographer



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ALLY CLARK
Designer

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