



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**103 Greenshank Drive**

DUNFERMLINE, FIFE, KY11 8NW



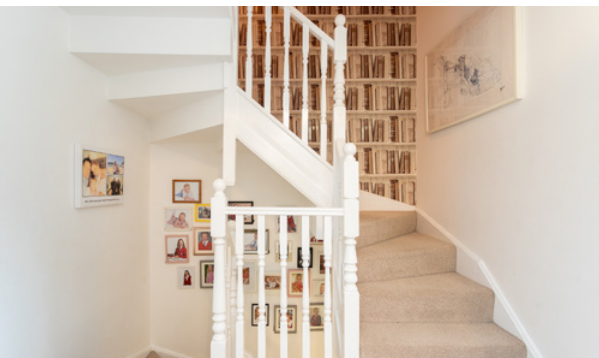
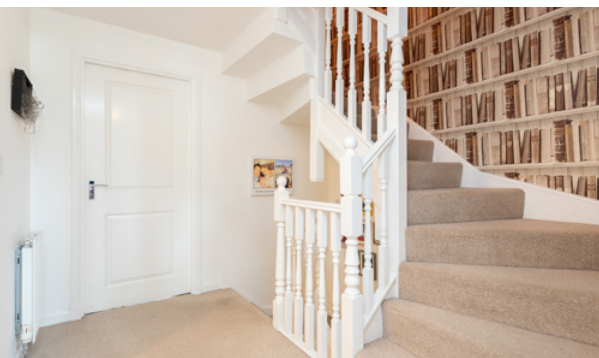
## THE LOCATION

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.





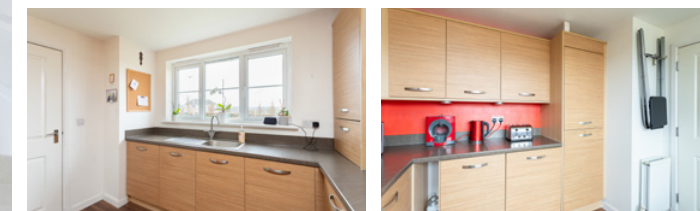
## THE PROPERTY

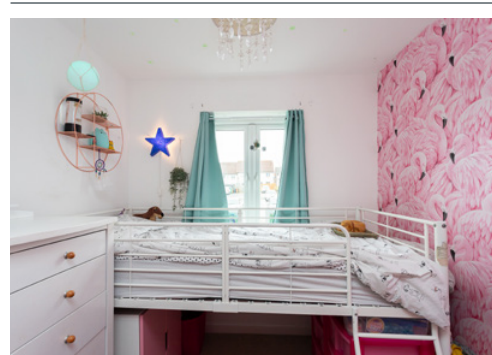
Viewing is highly recommended to appreciate the space this wonderfully presented property offers. 103 Greenshank Drive is a wonderful four-bedroom townhouse in a desirable development.

The entrance is through a double-glazed front door into the hallway which leads to all rooms on this level. The spacious lounge is pleasantly located to the rear with feature french doors flooding the room with natural light. The kitchen is a good size and offers a good range of floor and wall mounted units with a striking worktop, also on this level there is a handy WC.

The first-floor is reached by a staircase with feature good lighting and gives access to the family bathroom with a white three-piece suite. There are three bedrooms on this level with views across Dunfermline. The top floor is reached by a feature staircase giving access to the fabulous master bedroom including en-suite facilities, fitted wardrobes, from this room you can enjoy stunning views across Fife.

The property further benefits from double glazing, gas central heating and allocated parking to the rear of the property. This is a must see to appreciate the accommodation on offer.





## FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.50m (14'9") x 4.10m (13'6")
Kitchen	3.10m (10'2") x 3.10m (10'2")
Bedroom 1	4.50m (14'9") x 3.90m (12'10")
Bedroom 2	4.50m (14'9") x 2.40m (7'10")
Bedroom 3	2.90m (9'6") x 2.20m (7'3")
Bedroom 4	2.90m (9'6") x 2.20m (7'3")

Bathroom	2.10m (6'11") x 1.70m (5'7")
En-suite	2.50m (8'3") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 114m<sup>2</sup>  
EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds, window dressings and integrated appliances.

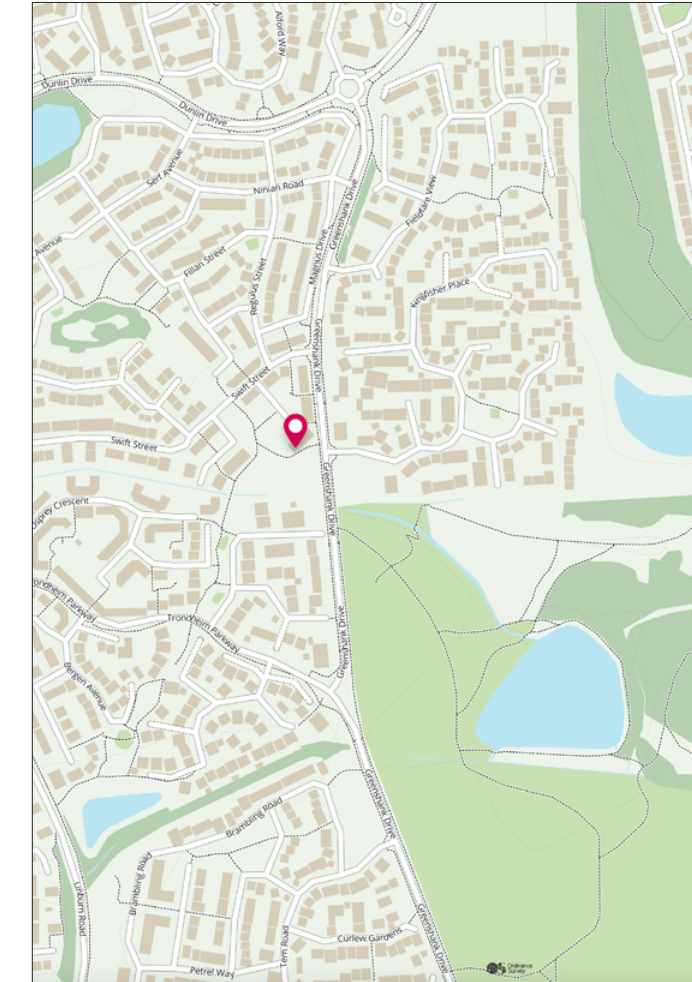


Image credit: <https://www.dunfermline.gov.uk/imap/>



  
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