

11 Canmore Grove

DUNFERMLINE, FIFE, KY12 0JT



*A BEAUTIFULLY PRESENTED DETACHED HOME
WITH MODERN OPEN-PLAN LIVING*



01383 660 570



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Nestled within a peaceful cul-de-sac and enjoying attractive views across the renowned Canmore Golf Course, this impressive three-bedroom detached home offers a superb blend of modern style, generous living space, and energy-efficient features.

Perfectly positioned within walking distance of local shops, as well as both train and bus stations, the property provides excellent transport links to Edinburgh and Glasgow, making it ideal for commuters and families alike.

Upon entering, you are welcomed by a bright and inviting entrance hall that immediately sets the tone for the quality and care evident throughout the home. The heart of the property is the stunning open-plan living area, beautifully designed to create a contemporary and sociable space. Finished to a very high standard, this impressive area offers a modern, stylish aesthetic that feels both luxurious and practical for everyday living and entertaining.





The well-appointed kitchen integrates seamlessly with the living space and features quality appliances, including an integrated dishwasher and washing machine, along with a gas hob. Double glazing and full central heating ensure year-round comfort.





The home offers three well-proportioned bedrooms, including a principal bedroom that benefits from its own en-suite shower and sink. The accommodation is complemented by three beautifully finished bathrooms: a spacious downstairs shower room featuring a luxurious rain shower and modern, high-end finishes; a bright and elegant upstairs bathroom with an over-bath shower, enhanced by stylish sage-green panelled walls and contemporary tiling; and the aforementioned en-suite.



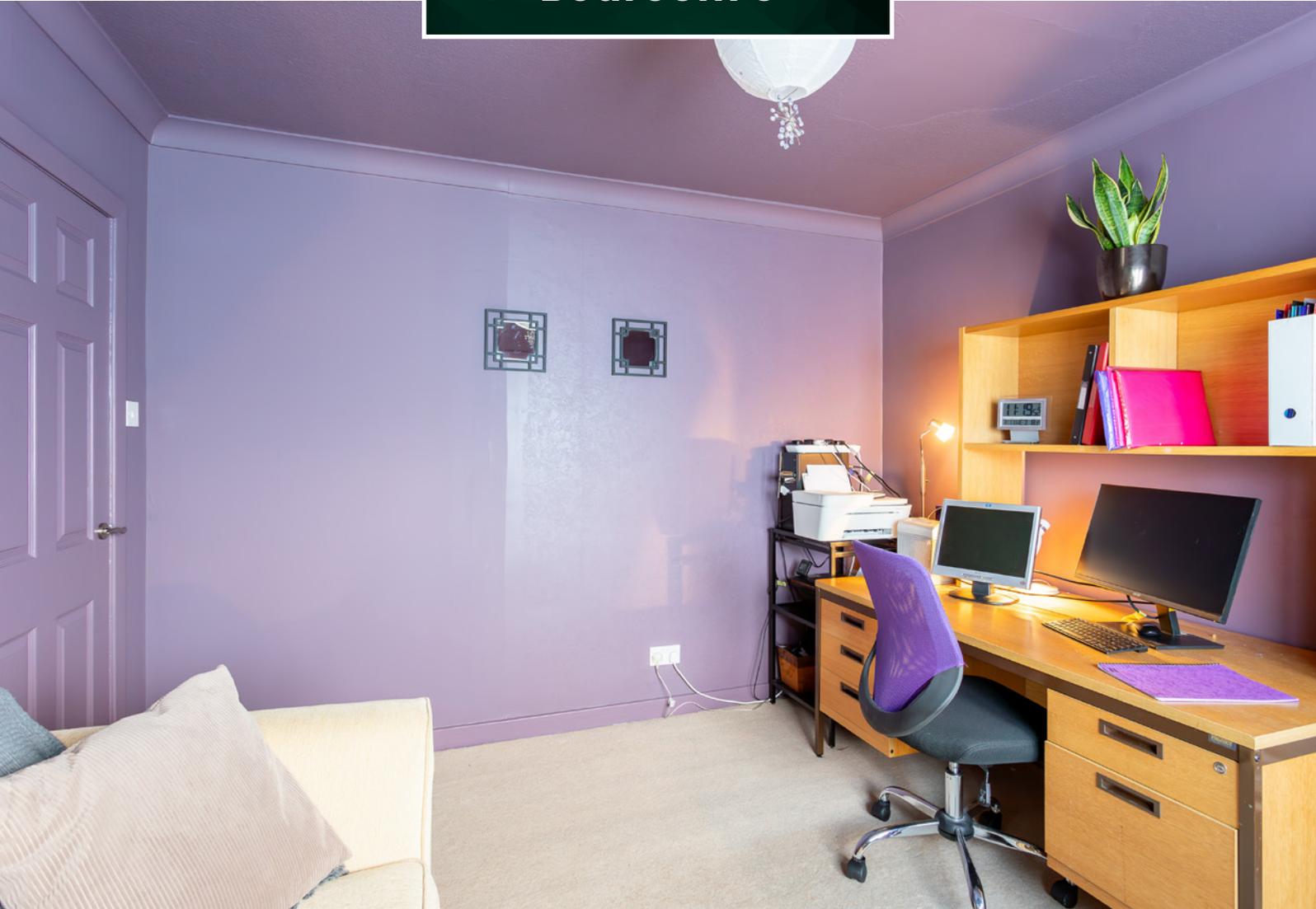


Bedroom 2

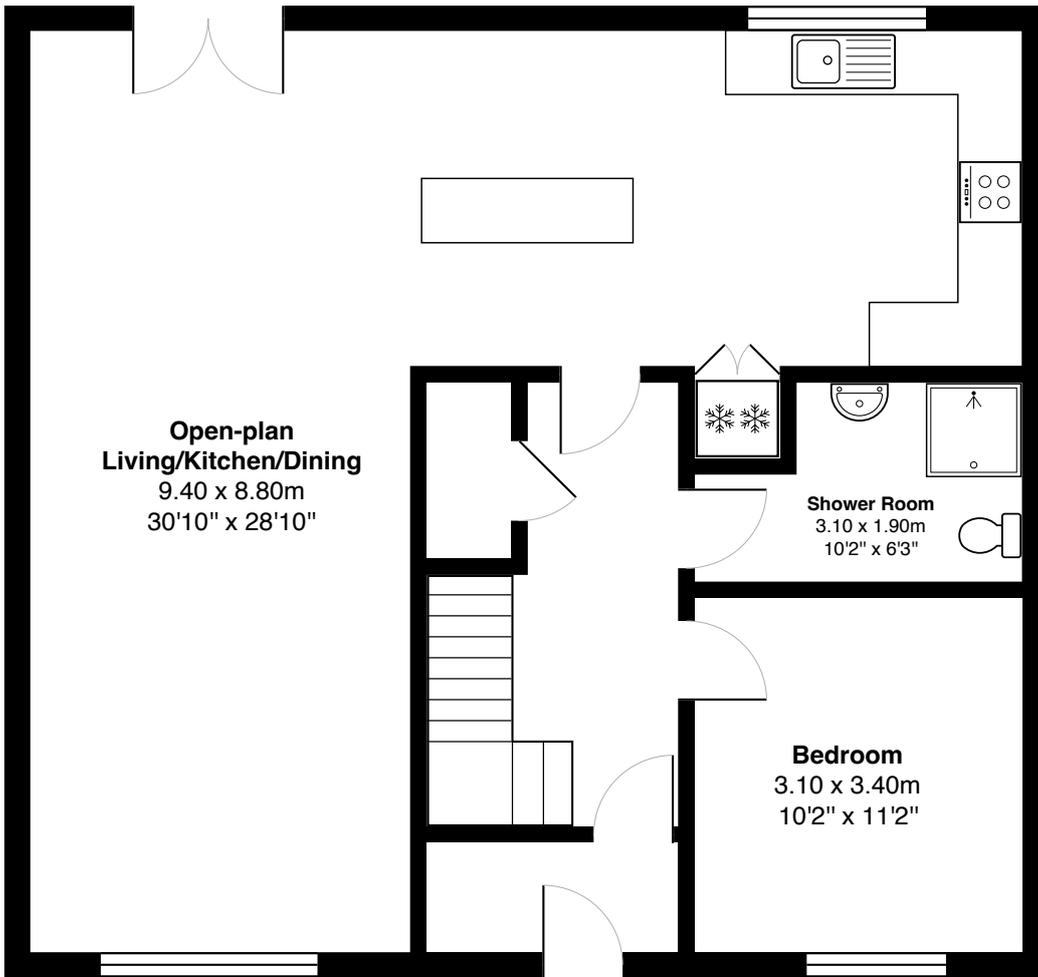
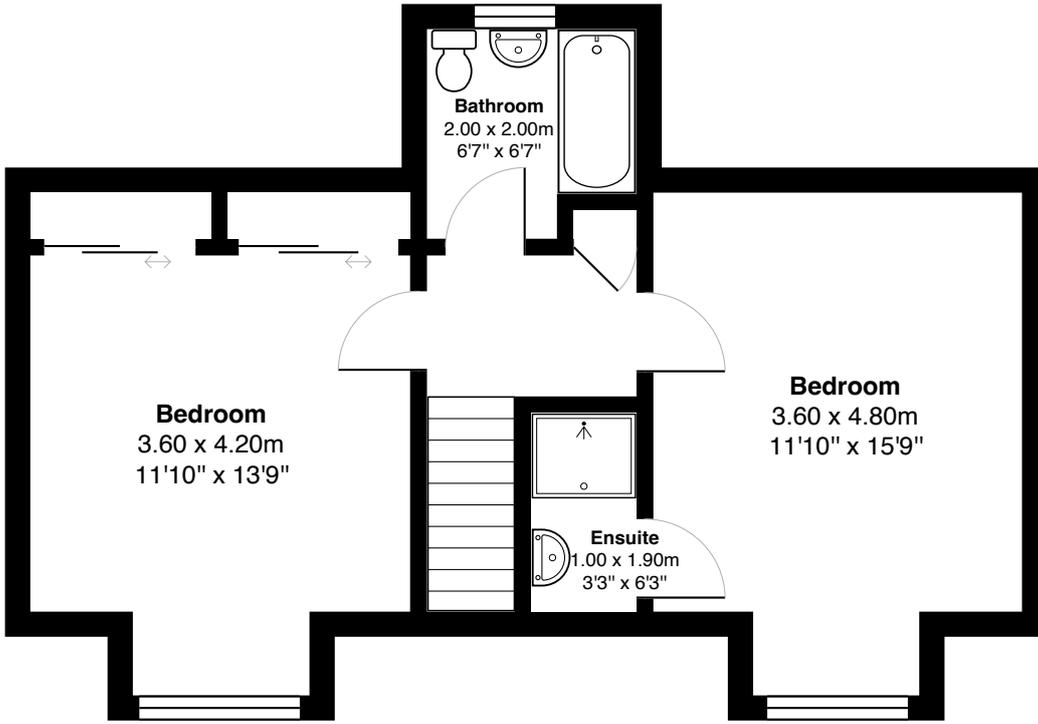




Bedroom 3







Gross internal floor area (m²): 128m²

EPC Rating: C

Floor Plan



Externally, the property continues to impress. There is off-street parking for up to three cars in addition to a single garage. The mature garden is a wonderful outdoor retreat, featuring several fruit trees, a useful potting shed, and two decking areas ideally positioned to capture both the morning and evening sun, perfect for relaxing or entertaining.

Further benefits include an air source heat pump hybrid heating system and solar panels with battery storage, providing excellent energy efficiency and reduced running costs. Combining an enviable location, stylish interiors, and thoughtful eco-friendly features, 11 Canmore Grove represents an exceptional opportunity to acquire a modern detached home in one of Dunfermline's most desirable residential settings.

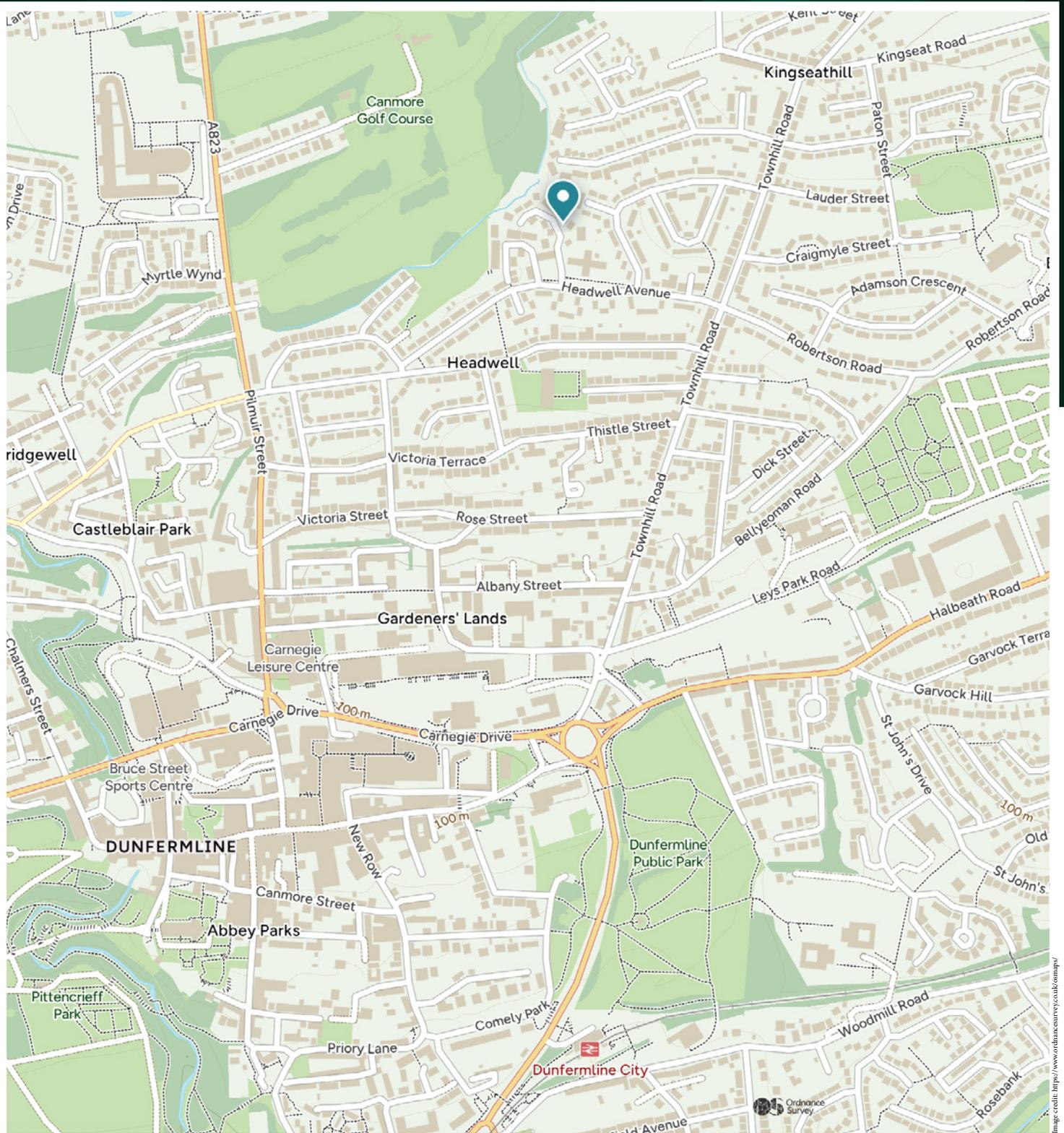
The Property



Canmore Grove is a quiet and well-regarded residential cul-de-sac situated within the historic town of Dunfermline, offering a peaceful setting while remaining conveniently close to a wide range of amenities. The property enjoys attractive views towards Canmore Golf Course and is within comfortable walking distance of local shops, cafés, and everyday services, making it ideal for convenient day-to-day living. Dunfermline itself is one of Fife's most desirable locations, known for its rich history, excellent amenities, and strong transport connections. The town centre offers a variety of retail outlets, restaurants, leisure facilities, parks, and cultural attractions, while reputable primary and secondary schools are available nearby, making the area popular with families.

For commuters, the property is particularly well positioned. Both the train station and bus station are within walking distance, providing regular and reliable links to Edinburgh, Glasgow, and the wider central belt. The nearby road network also allows easy access to the M90 and Queensferry Crossing, further enhancing connectivity to major business hubs. Combining a peaceful residential environment with excellent transport links and convenient access to amenities, the location of 11 Canmore Grove offers the perfect balance of tranquillity and accessibility.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01383 660 570

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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