



  
**McEwan Fraser Legal**

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**59 Woodmill Road**

DUNFERMLINE, FIFE, KY11 6AD





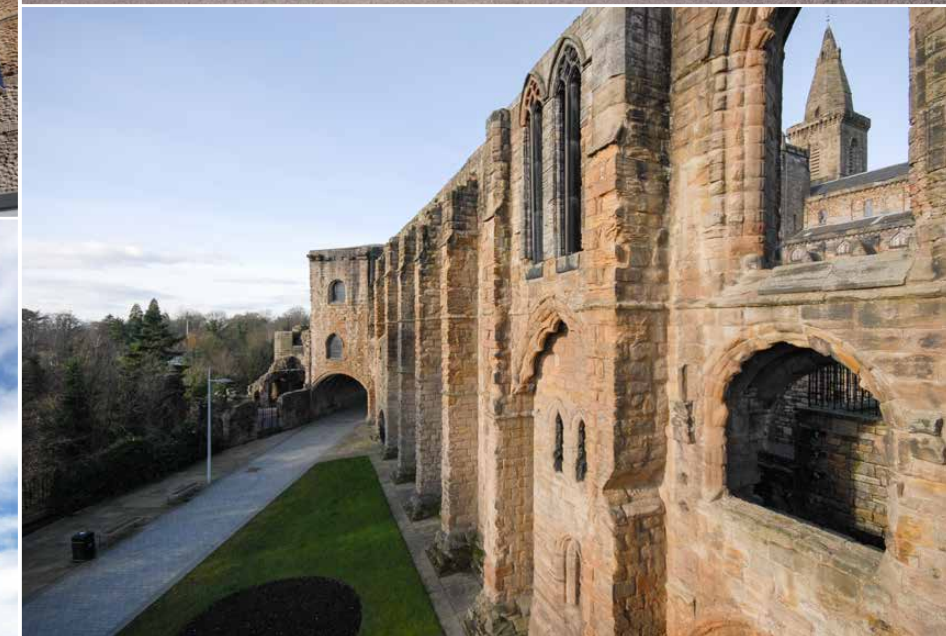
# DUNFERMLINE

“ ... RECENT DEVELOPMENTS HAVE SEEN  
DUNFERMLINE MOVE INTO THE MODERN ERA ... ”

The Royal Burgh of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie’s Birthplace Museum, the Abbey and Palace reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era.

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. It allows easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge, by way of motorways to Stirling, Glasgow and the West.

It benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern city. The local railway stations provide a regular service to Edinburgh with inter-city links to other parts of the UK. There are regular and convenient bus services both local and national.





# 59 WOODMILL *road*

We are delighted to offer for sale this spacious, two-bedroom, traditional (main door) ground floor flat, which is in good order throughout, having been upgraded and converted from the former Brucefield Manor Hotel. Furthermore, the property offers a highly convenient setting for all amenities within Dunfermline.

This property is as unique as it is beautiful! This traditional property offers all 'on-the-level' accommodation, to suit a wide range of buyers and has been carefully converted, both internally and externally, to create fantastic and flexible accommodation, which only a viewing will qualify.

Entrance is gained to the property via the main door, which, in turn, leads to a spacious reception hallway with a useful storage cupboard. The lounge is of palatial proportions with a vaulted ceiling and three Velux windows. Immediately impressive is the feature arched window to the front aspect, which floods the room with natural light. Glazed double doors open into the modern kitchen/diner, which has

been beautifully fitted to include a good range of contemporary floor and wall mounted units, with a striking work surface, which provides a fashionable and efficient workspace. It further benefits from an integrated oven, hob, extractor hood, fridge/freezer, washing machine and dishwasher.

There is ample space in this zone for a table and chairs for more informal dining and social gatherings and is certain to become the very 'heart' of the home. This room also has a featured arched window to the rear aspect and two Velux windows. There are two, well-appointed bedrooms and both have ample space for additional free-standing furniture if required.



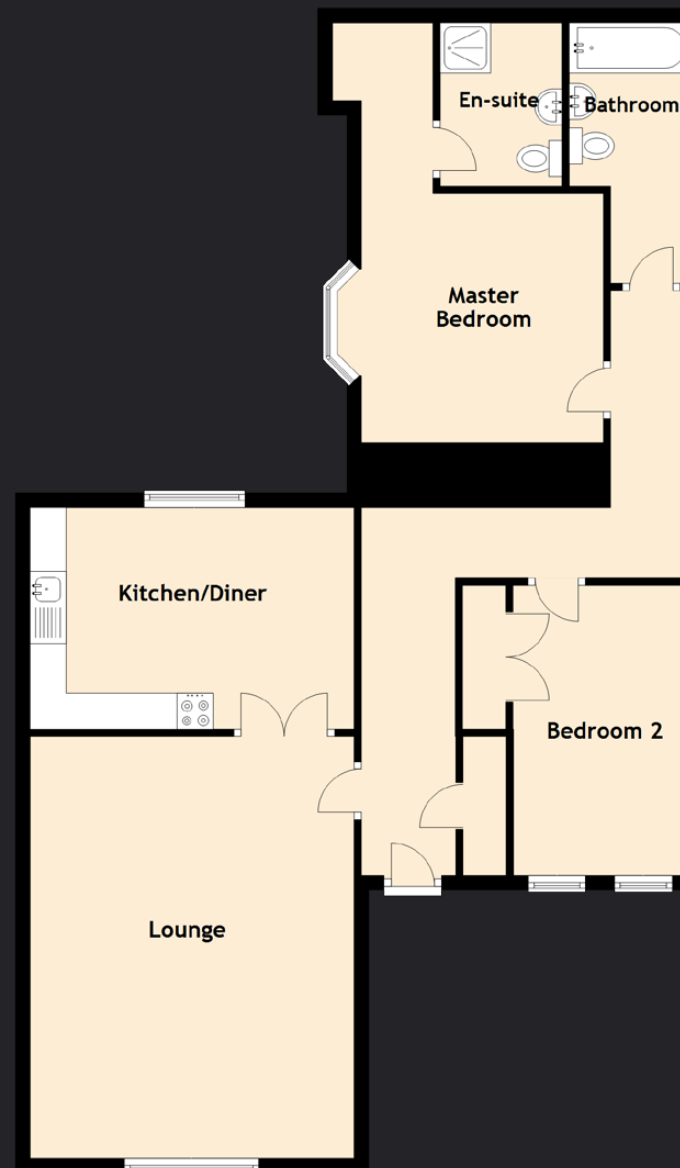


The master benefits from an en-suite shower room and a storage recess. The second bedroom is very adaptable and could be used as anything you want it to be – a hot office space, hobby room or a permanent bedroom! A partly-tiled family bathroom suite completes the accommodation.

The flat also benefits from gas central heating to radiators and sash and case windows (sealed double glazed) for additional peace of mind and

comfort. Externally, there is private and visitor parking. The communal gardens are a great gathering place for the residents, where neighbourhood spirit is alive and well.

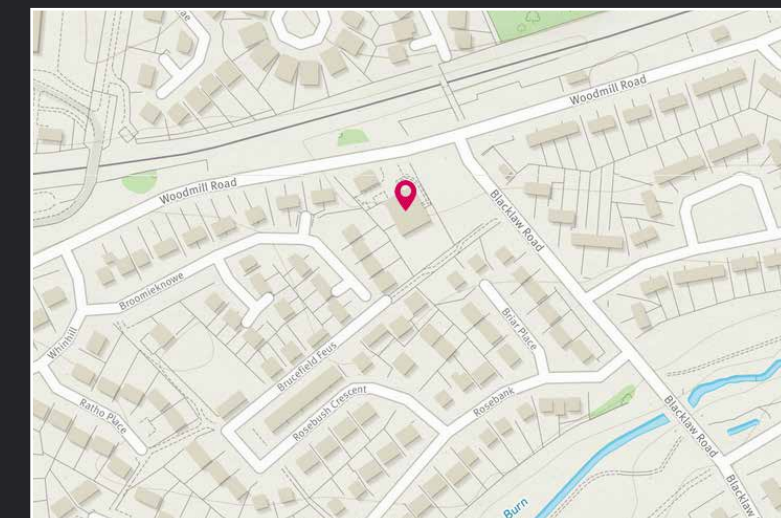
**DISCLAIMER: This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other systems within the property.**



# SPECIFICATIONS & detail

Approximate Dimensions (Taken from the widest point)

Lounge	5.86m (19'3") x 4.50m (14'9")
Kitchen/Diner	4.50m (14'9") x 3.08m (10'1")
Master Bedroom	4.75m (15'7") x 3.36m (11')
En-suite	2.27m (7'5") x 1.69m (5'7")
Bedroom 2	4.03m (13'3") x 2.35m (7'9")
Bathroom	3.62m (11'11") x 1.68m (5'6")







  
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**Part  
Exchange  
Available**

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