

An ideal location for the commuter, Dunfermline is located approximately five miles from the Queensferry 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 direct links to Edinburgh, Perth and Dundee. 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.

Today's 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 Park area, you have Fife Leisure Park, home to a ten-screen cinema, private health club, bingo, bowling and mini golf. 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. This home is within walking distance of the train station and all the amenities of

the city centre. Situated on the eastern fringes of the town of Dunfermline within a popular and well-established modern private residential development, number 43 is a well-presented three bedroom family home with a garden and ample parking to the rear.

The front door opens to the hall and onwards into the lounge in here a large window ensures a light, modern, living space with a door leading to the dining kitchen. Fresh and modern, this kitchen affords space for dining table and chairs, as well

as ample work surface and food preparation area whilst a full height under stair cupboard, takes care of all the essential items not required to be on show. A guest cloakroom with toilet adds to the benefit.

The upper floor of this home offers three bedrooms and family bathroom. Externally, a car park to the rear of the house provides off-road parking for several cars and the small garden to the front is laid lawn grass. The rear garden is enclosed with defined areas for playing.

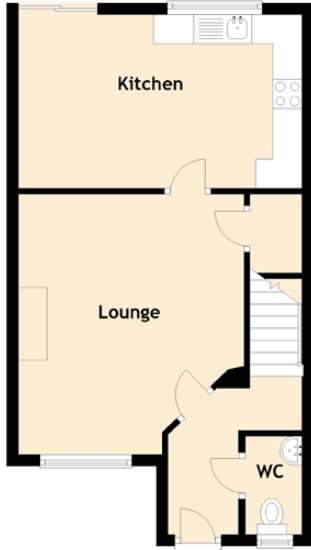


43 TRONDHEIM PARKWAY WEST

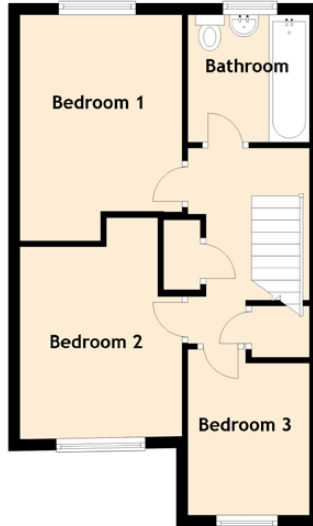
DUNFERMLINE, FIFE, KY11 4FD

SPECIFICATIONS / FLOOR PLAN & LOCATION

Ground Floor



First Floor



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	4.50m (14'9") x 3.90m (12'10")
Kitchen	4.90m (16'1") x 3.00m (9'10")
WC	1.70m (5'7") x 1.00m (3'3")

First Floor

Bedroom 1	3.65m (12') x 2.80m (9'2")
Bedroom 2	3.80m (12'6") x 2.50m (8'2")
Bedroom 3	3.20m (10'6") x 2.40m (7'10")
Bathroom	2.20m (7'3") x 2.10m (6'11")

Gross internal floor area (m2) : 81m² // **EPC Rating :** C

Extras (included in sale) : Floor coverings, light fittings, blinds and window dressings. (White goods within the kitchen such as the fridge and washing machine will also be sold if any potential buyer is interested).



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McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
JAY STEIN
Surveyor



Professional photography
LEIGH ROLLO
Photographer



Layout graphics and design
HAYLEY MATEAR
Designer