




McEwan Fraser Legal

Solicitors & Estate Agents

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Flat D 121 Fieldfare View

DUNFERMLINE, FIFE, KY11 8LF



DUNFERMLINE

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 Park area, you have Fife Leisure Park which is home to a 10 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.

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 with easy access to the M90 motorway with direct links to Edinburgh, Perth & Dundee. With the opening of the new Forth Crossing sometime in 2016, it is envisaged that commuting will be much easier for those who wish to live in the Kingdom of Fife and work in Edinburgh or further afield.

An excellent opportunity has arisen to acquire this spacious first-floor apartment, situated within the Duloch Park area of Dunfermline Fife.

The accommodation is in good decorative order, with high-quality fixtures and fittings throughout, briefly comprising; entrance hallway including a large storage cupboard, a bright and spacious lounge with natural light flooding the room from the French door to the Juliette balcony.

The use of the same carpet throughout the main living areas offer a unified and elegant decorative finish from the minute you walk into the spacious hall. The lounge is comfortable with ample space for free standing furniture. The kitchen benefits from a gas, four-ring hob and electric cooker hood and built under oven.

The master bedroom provides built-in wardrobes with mirrored sliding doors and an en-suite shower room, a further double bedroom with built-in wardrobe with mirrored sliding doors, and the family bathroom with modern splash-back tiling and vanity storage with wash hand basin completes the accommodation on offer.

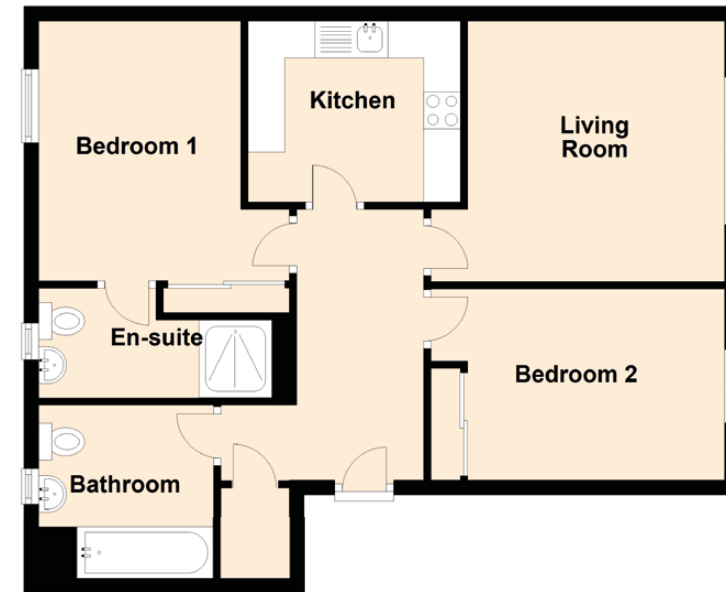
This property also benefits from; gas central heating, full double glazing, secure door entry system, allocated parking, as well as visitor parking spaces and well maintained communal garden grounds surrounding the property.

Overall, this home is modern, fresh and stylish, combined with a good commuter location in a sought after development.





SPECIFICATIONS

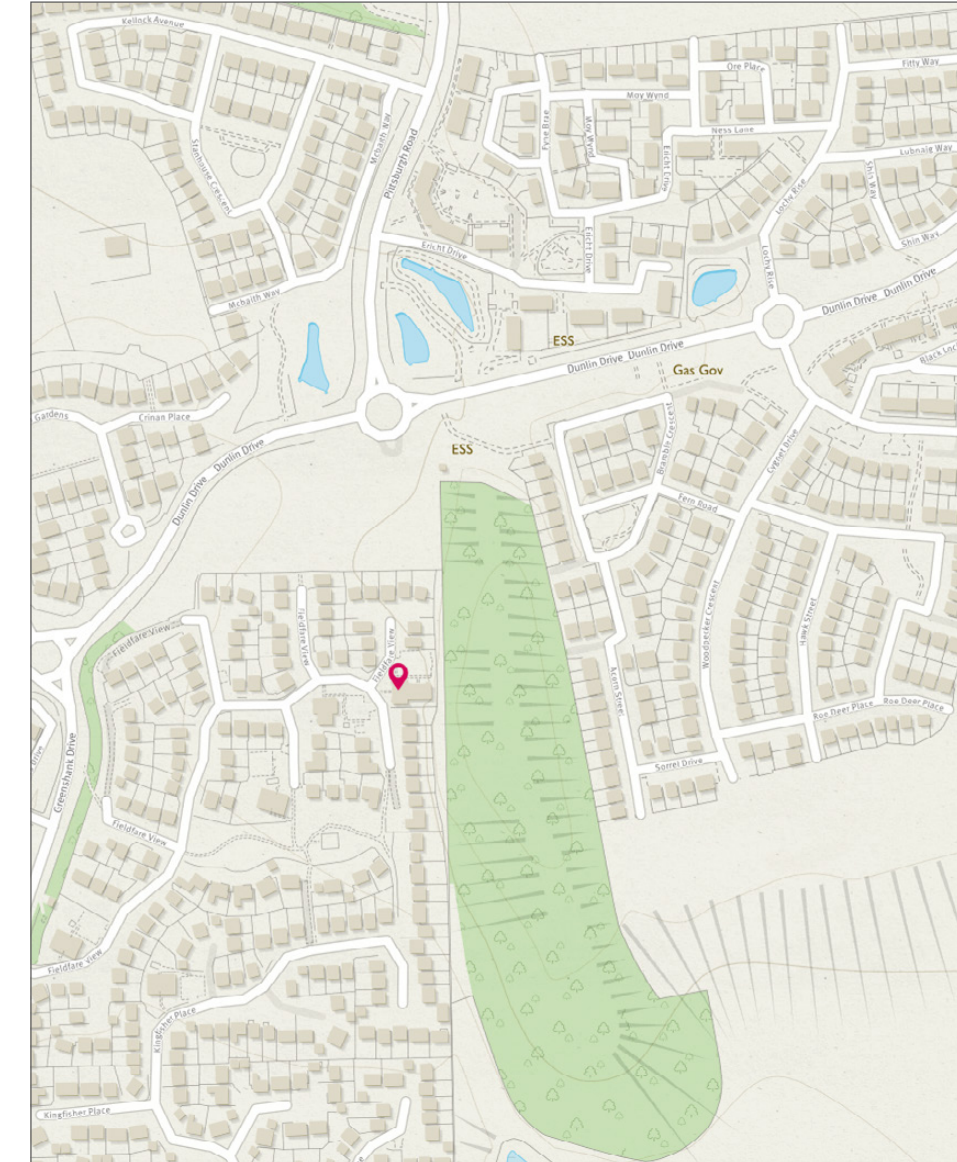


Approximate Dimensions (Taken from the widest point)

| | |
|-------------|-------------------------------|
| Kitchen | 2.89m (9'6") x 2.46m (8'1") |
| Living Room | 3.56m (11'8") x 3.50m (11'6") |
| Bedroom 1 | 3.55m (11'8") x 2.77m (9'1") |
| En-suite | 2.98m (9'9") x 1.49m (4'11") |
| Bedroom 2 | 4.00m (13'1") x 2.60m (8'6") |
| Bathroom | 2.38m (7'10") x 2.36m (7'9") |

Gross internal floor area (m²) - 73m²

EPC Rating - A






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