

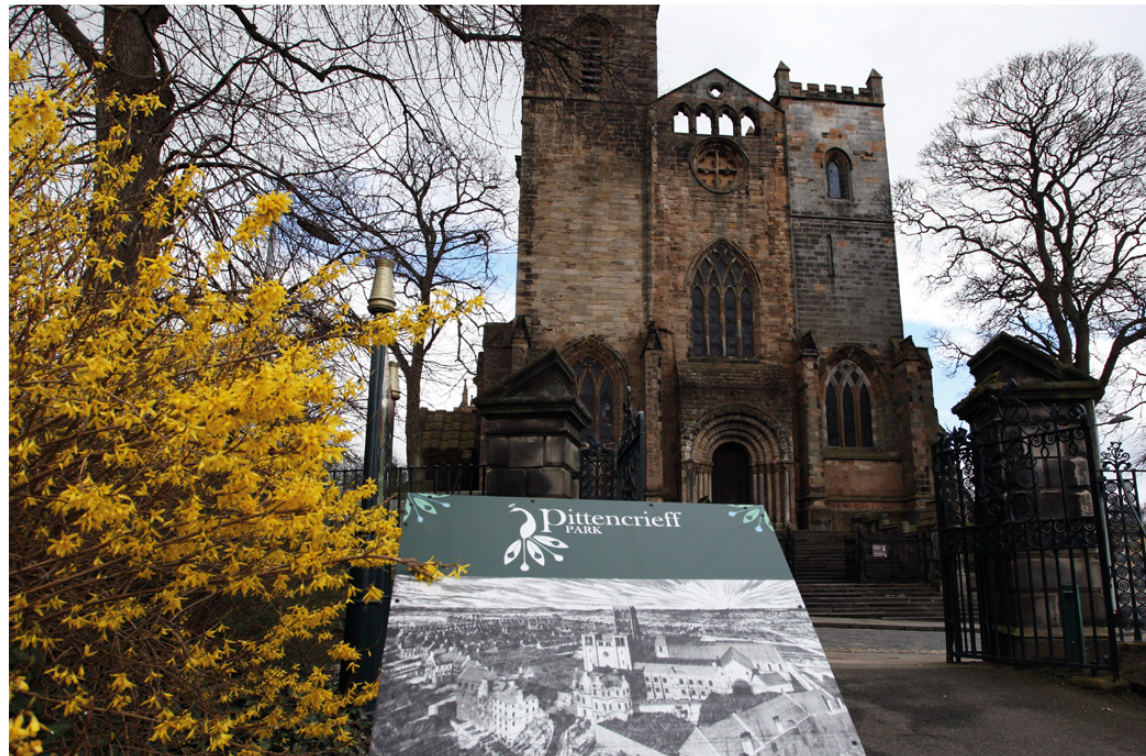


Dunfermline FIFE, KY11 8LG

The historic town of Dunfermline is a vibrant and culturally rich centre and is a modern city offering all the attractions and facilities you would expect, including The Kingsgate shopping centre, retail parks, a selection of superstores, restaurants and bars. Within the Duloch area, you have Fife Leisure Park which is home to a ten-screen cinema, private health club, bingo and mini-golf.

For those who enjoy the out-

doors, there are a number of public parks and woodlands throughout Dunfermline, for the keen Golfers you have three private courses within close proximity. Dunfermline is located approximately five miles from the Forth Crossing. It is therefore particularly popular with commuters to Edinburgh, as well as many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee.



35 Middlebank Rise

DULOCH, DUNFERMLINE, FIFE, KY11 8LG

McEwan Fraser Legal is delighted to market this three-bedroom villa in walk-in condition.

Entrance to the property is through the front door into the hallway which leads to the bright lounge. The spacious lounge is pleasantly located to the front with a window looking out to the front garden. The breakfasting kitchen is a good size and offers a good range of stylish floor and wall mounted units with integrated appliances and french doors leading to the rear south-facing garden, also on this level there is a handy WC.

The second floor is reached by a staircase and gives access to the family bathroom with a white three-piece suite. There are three spacious good sized bedrooms on this level with the master offering a stylish ensuite and views across the countryside. This completes the accommodation on offer.

The property further benefits from double glazing, gas central heating. This is a must-see to appreciate the accommodation on offer.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

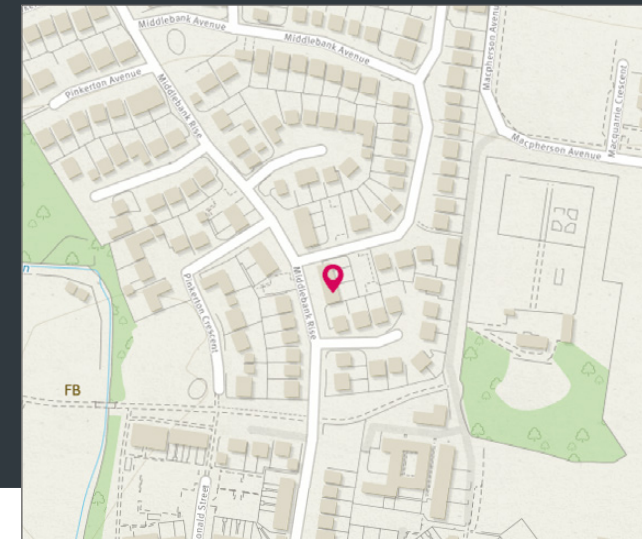


Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 3.60m (11'10")
Kitchen	4.70m (15'5") x 3.10m (10'2")
Bedroom 1	3.20m (10'6") x 2.50m (8'2")
En-suite	2.50m (8'2") x 1.50m (4'11")
Bedroom 2	3.10m (10'2") x 2.50m (8'2")
Bedroom 3	2.50m (8'2") x 2.10m (6'11")
Bathroom	2.10m (6'11") x 2.00m (6'7")
WC	2.00m (6'7") x 0.90m (2'11")

Gross internal floor area (m²): 77m² | EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds, window dressings and washer/dryer.



McEwan Fraser Legal

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Part
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Text and description
JAY STEIN
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALLY CLARK
Designer