




McEwan Fraser Legal

Solicitors & Estate Agents

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38 Rolland Street

DUNFERMLINE, KY12 7ED

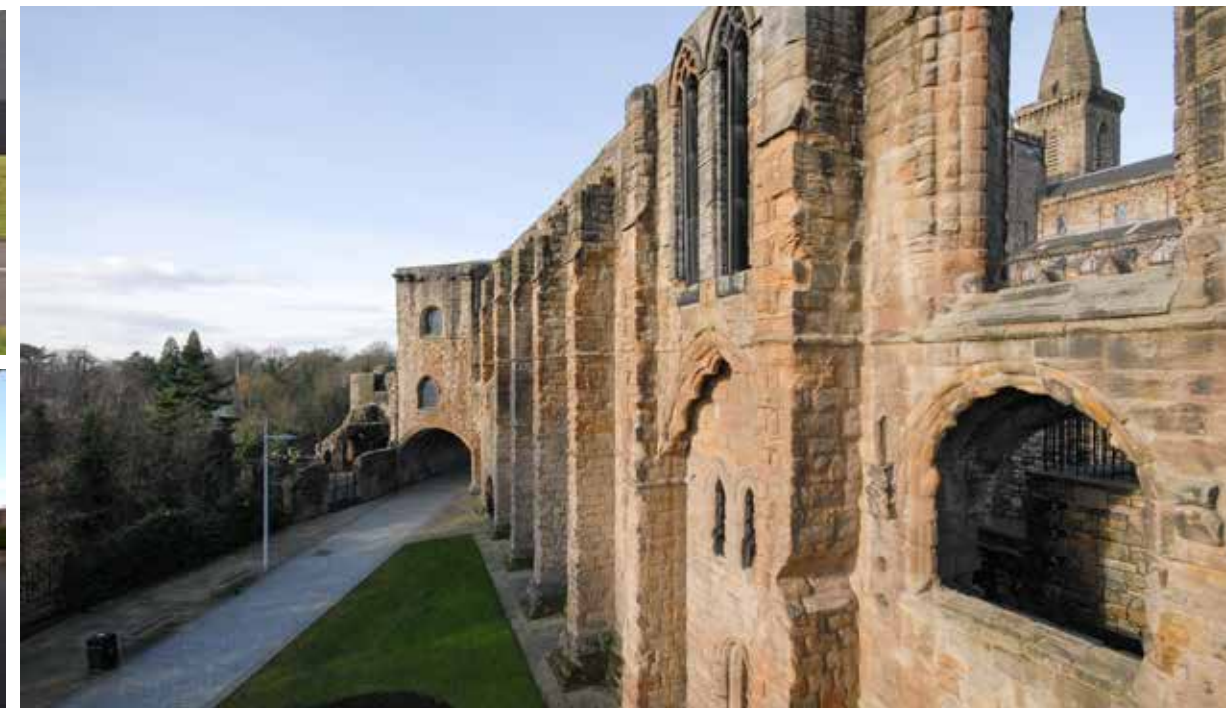
DUNFERMLINE

Fife

An ideal location for the commuter, 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. 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 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.



LOCATION IMAGES
DUNFERMLINE LIFESTYLE

38 ROLLAND STREET

Dunfermline

McEwan Fraser Legal is delighted to present this delightful upper villa with neutral décor throughout, this spacious first floor double upper apartment is situated within walking distance of Dunfermline town centre.

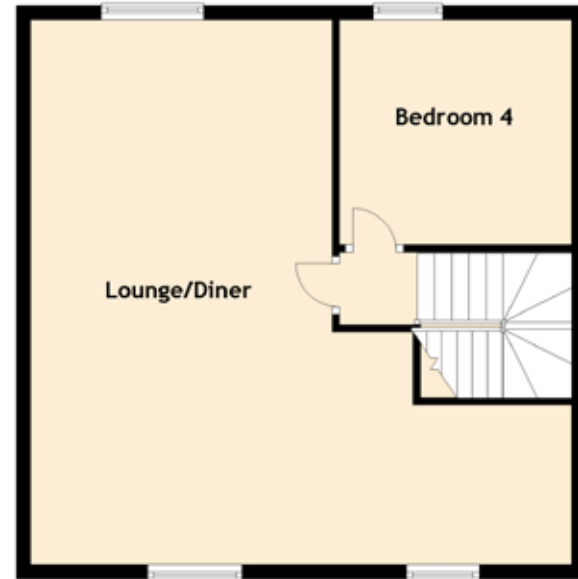
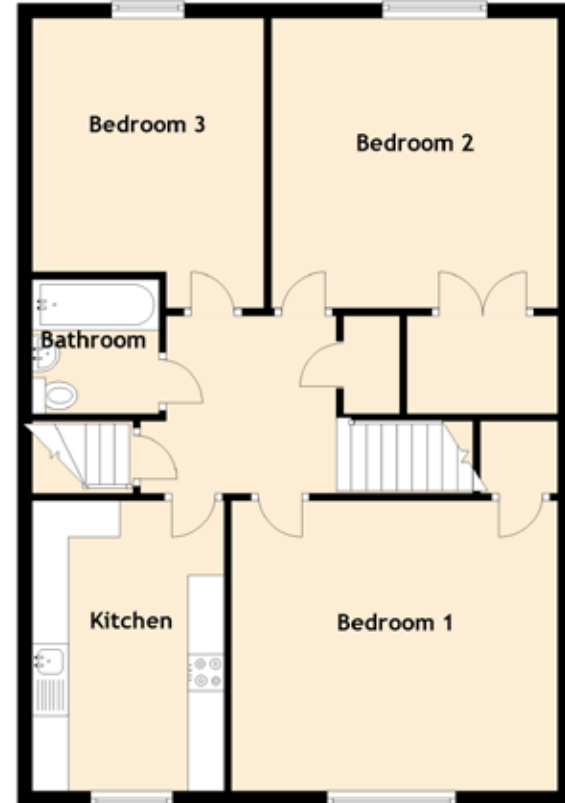
Entrance to the property is through its own front door into the stairwell which leads to the spacious hallway. The hallway features a very useful storage cupboard and the room itself leads into a modern fitted kitchen with ample storage from its many wall and base units, contemporary worktops and electric oven. There are three spacious double bedrooms with the master offering delightful views across to Edinburgh. The bathroom has fully tiled walls and benefits from a three-piece white suite with WC, wash hand basin and bath with shower over. Journey to the upper level where you will discover a fourth double bedroom and the beautiful lounge/dining area which is flooded with light, this area is well designed and has panoramic views across Fife.

In addition, the property has gas central heating, double-glazing. Ample parking is provided to the front with separate garden areas located to the rear of the property.



HALLWAY, KITCHEN
& LOUNGE/DINER

BEDROOM & BATHROOM



Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	7.50m (24'7") x 7.50m (24'7")
Kitchen	4.00m (13'1") x 2.65m (8'8")
Bedroom 1	4.50m (14'9") x 4.00m (13'1")
Bedroom 2	4.00m (13'1") x 4.00m (13'1")
Bedroom 3	4.00m (13'1") x 3.20m (10'6")
Bedroom 4	3.20m (10'6") x 3.10m (10'2")
Bathroom	1.85m (6'1") x 1.75m (5'9")

Gross internal floor area (m²): 121m²
EPC Rating: D



Image credit: <https://www.commercialrealestate.co.uk/2020/01/>




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**Part
 Exchange
 Available**

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