




McEwan Fraser Legal

Solicitors & Estate Agents

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3 Inzievar Courtyard

DUNFERMLINE, KY12 8HB

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Inzievar Courtyard enjoys a hideaway setting off the A907 between the villages of Cairneyhill and Comrie, located approximately three miles west of Dunfermline. There are local amenities in nearby Oakley and Carnock such as primary schooling, pubs/ restaurants and shops.

The historic town of Dunfermline is only a short drive away where one can find an excellent choice of shops, services and entertainment facilities as well as a farmers' market every month. Inzievar is conveniently situated for commuters, with the Forth and Kincardine Bridges within easy reach.

Commuting distances - Edinburgh 20 miles, Glasgow 35 miles and Stirling 20 miles. Local railway networks are close at hand with stations at Dunfermline, Rosyth, Inverkeithing and Alloa connecting you to all major cities.



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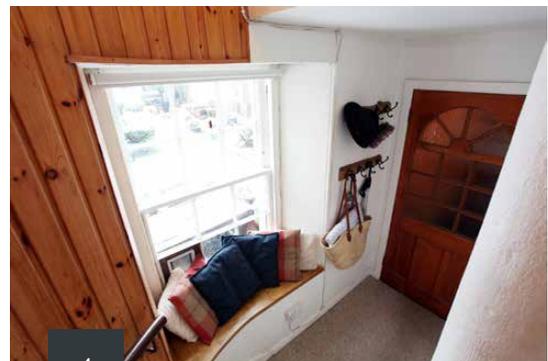
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This well presented upper villa is full of charm and character situated within a most desirable courtyard setting.

The property offers spacious and flexible accommodation with a delightful spiral staircase leading up to the welcoming reception hall. The lounge is situated at the end of the long hallway within a prominent position with space for dining. The recently refurbished kitchen has new appliances and a wealth of modern floor and wall mounted units and is flooded with natural light from the windows.

Also, there are two spacious double bedrooms, both offering room for free-standing furniture if required. The modern three-piece family bathroom with shower over completes the accommodation on offer. The property is heated by electric heating and has sash cased windows throughout the property and also benefits from a large firewood storage and a large shed.

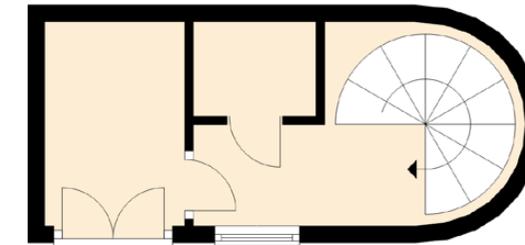
The seven-acre gardens surround the property and have been carefully nurtured over the years. Off-street parking is provided to the front.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



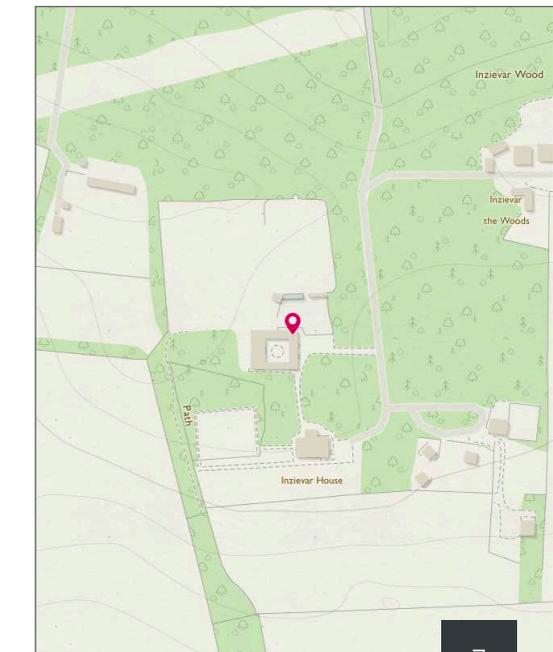
Approximate Dimensions
(Taken from the widest point)

Lounge	3.50m (11'6") x 3.40m (11'2")
Kitchen	4.00m (13'1") x 2.40m (7'10")
Bedroom 1	4.23m (13'11") x 3.44m (11'4")
Bedroom 2	3.15m (10'4") x 2.30m (7'7")
Bathroom	2.50m (8'2") x 1.45m (4'9")

Gross internal floor area (m²): 67m²

EPC Rating: E

Extras (Included in the sale): Floor coverings, light fittings, blinds and integrated appliances.






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**Part
 Exchange
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Text and description
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 Photographer



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