




McEwan Fraser Legal

Solicitors & Estate Agents

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22 Hawk Street

DUNFERMLINE, FIFE, KY11 8WD



AREA

DUNFERMLINE

FIFE

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 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 and Dundee.



22

HAWK STREET DUNFERMLINE, FIFE

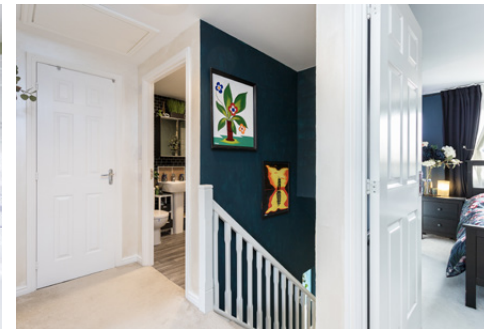
22 Hawk street is a delightful and spacious three bedroom family villa situated within a quiet residential setting. The property has been well maintained by the current owners to an extremely high level and is in move-in condition.

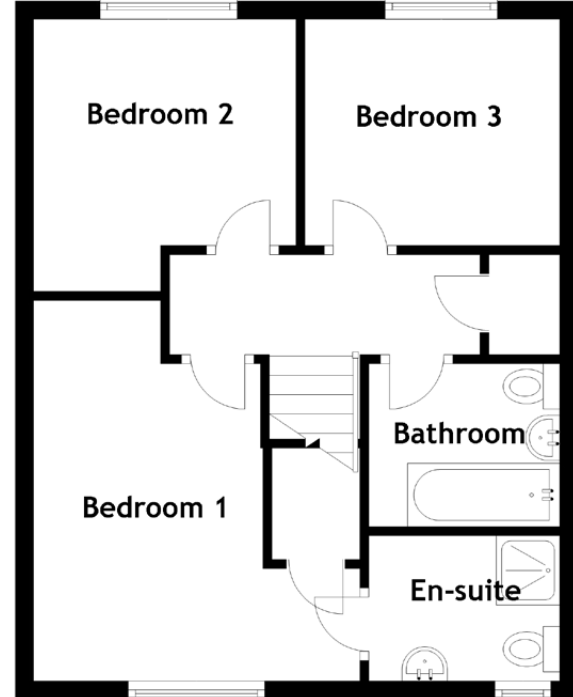
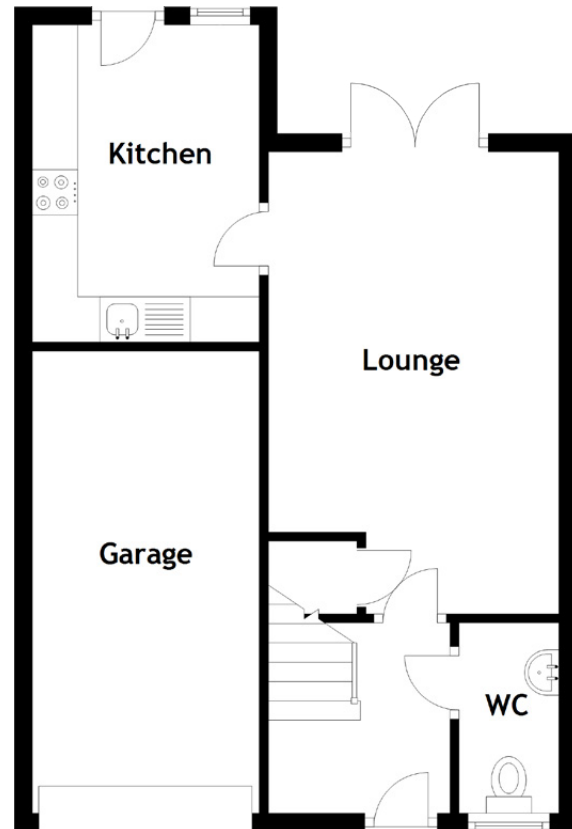
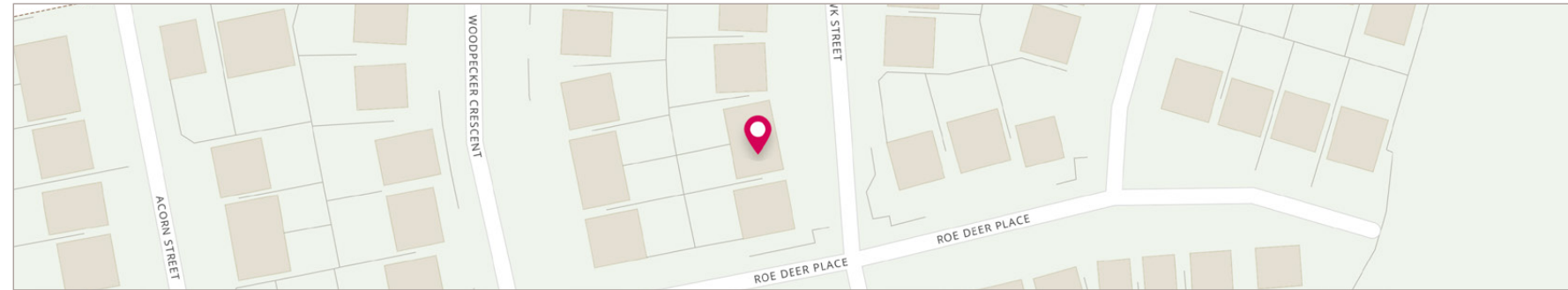
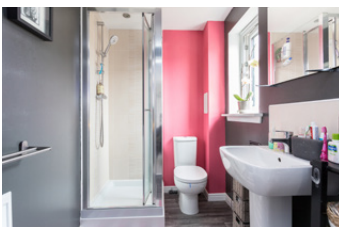
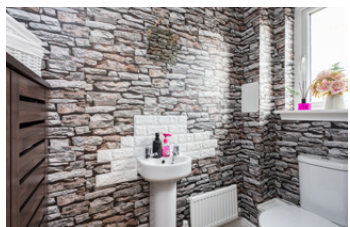
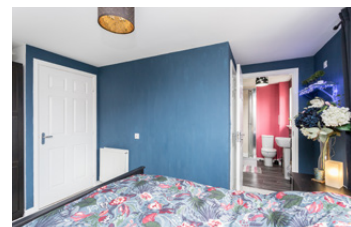
The entrance leads into an inner hall which has doors leading to the lounge, kitchen and stairs leading to the upper level. The spacious open plan lounge/ dining room is located to the rear with french doors leading out to the secluded rear gardens.

The kitchen is a good size and features a range of quality fitted and finished floor and wall mounted units with integrated appliances and access to the rear gardens.

To the upper level, there are three good sized double bedrooms, the master bedroom offers a stylish en-suite. The quality sized family bathroom with shower completes the internal accommodation on offer.

A large driveway leads to the single garage and ample off-street parking is provided. There are lovely landscaped gardens to front and rear of the property which are low maintenance and are fully enclosed to the rear ensuring a child and animal-friendly environment.





DETAILS & SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Lounge	5.10m (16'9") x 3.20m (10'6")
Kitchen	3.50m (11'6") x 2.50m (8'3")
Garage	5.10m (16'9") x 2.50m (8'3")
WC	2.10m (6'11") x 1.10m (3'7")
Bedroom 1	4.20m (13'9") x 3.60m (11'10")
Bedroom 2	3.00m (9'10") x 2.90m (9'6")
Bedroom 3	2.81m (9'3") x 2.50m (8'2")
Bathroom	2.11m (6'11") x 1.80m (5'11")
En-suite	2.11m (6'11") x 1.60m (5'3")

Gross internal floor area (m²): 75m²
EPC Rating: C



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