

# 26 West Baldrige Road

DUNFERMLINE, FIFE, KY12 9AW



*LOVELY THREE BEDROOM HOME IN A  
POPULAR RESIDENTIAL LOCATION*



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26 West Baldrige Road 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, dining room, kitchen and stairs leading to the upper level.



The spacious open-plan lounge has a front-facing window with views over the front. Access is gained from here to the beautifully designed kitchen/dining area. 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. The dining area is a good size and offers space for a table and six chairs.





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







**Bedroom 2**





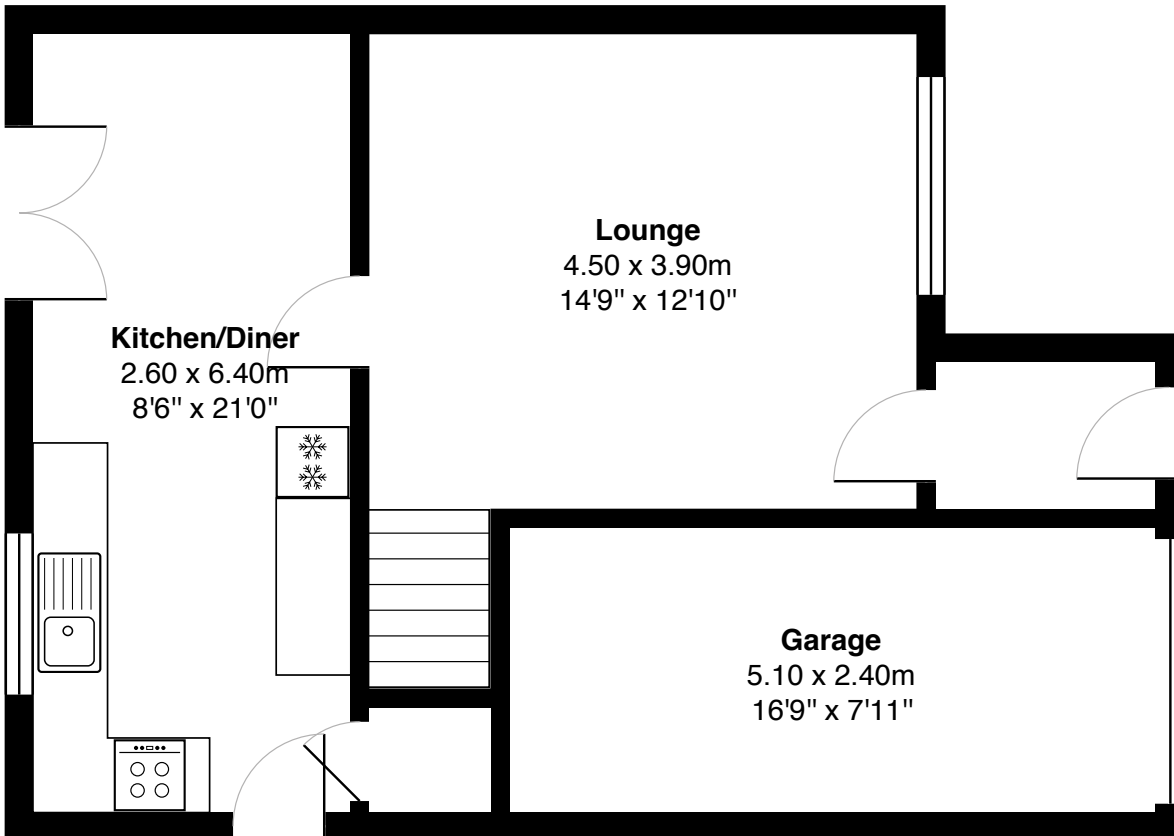
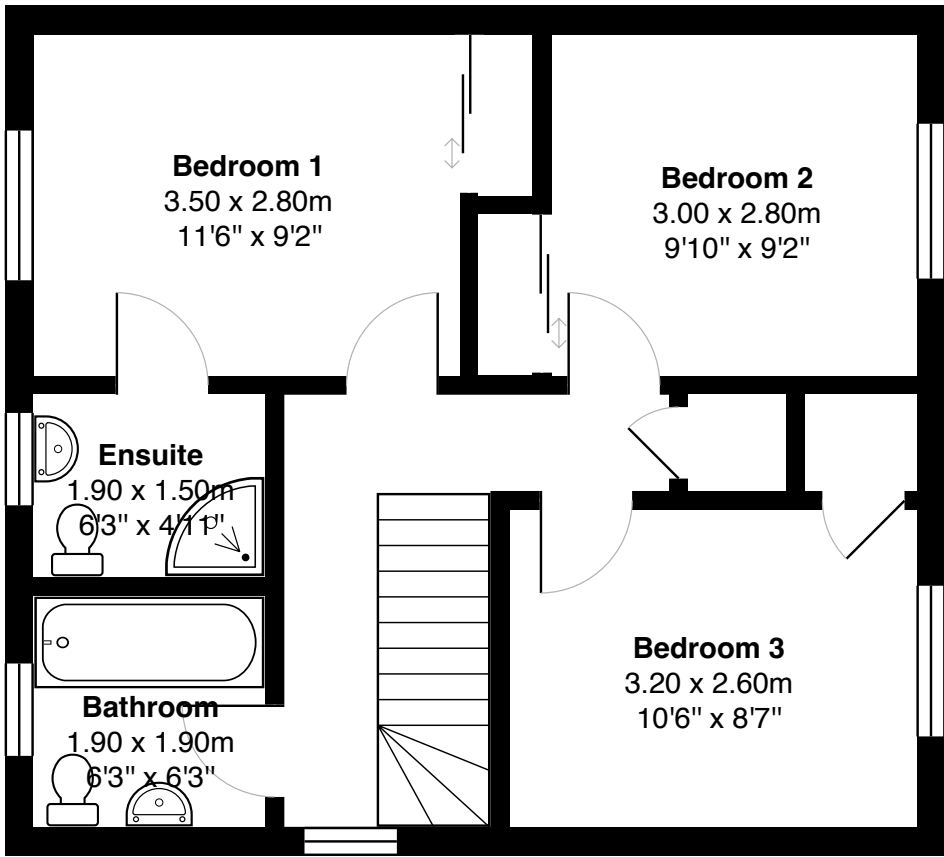
**Bedroom 3**











Gross internal floor area (m<sup>2</sup>): 87m<sup>2</sup>

EPC Rating: C



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





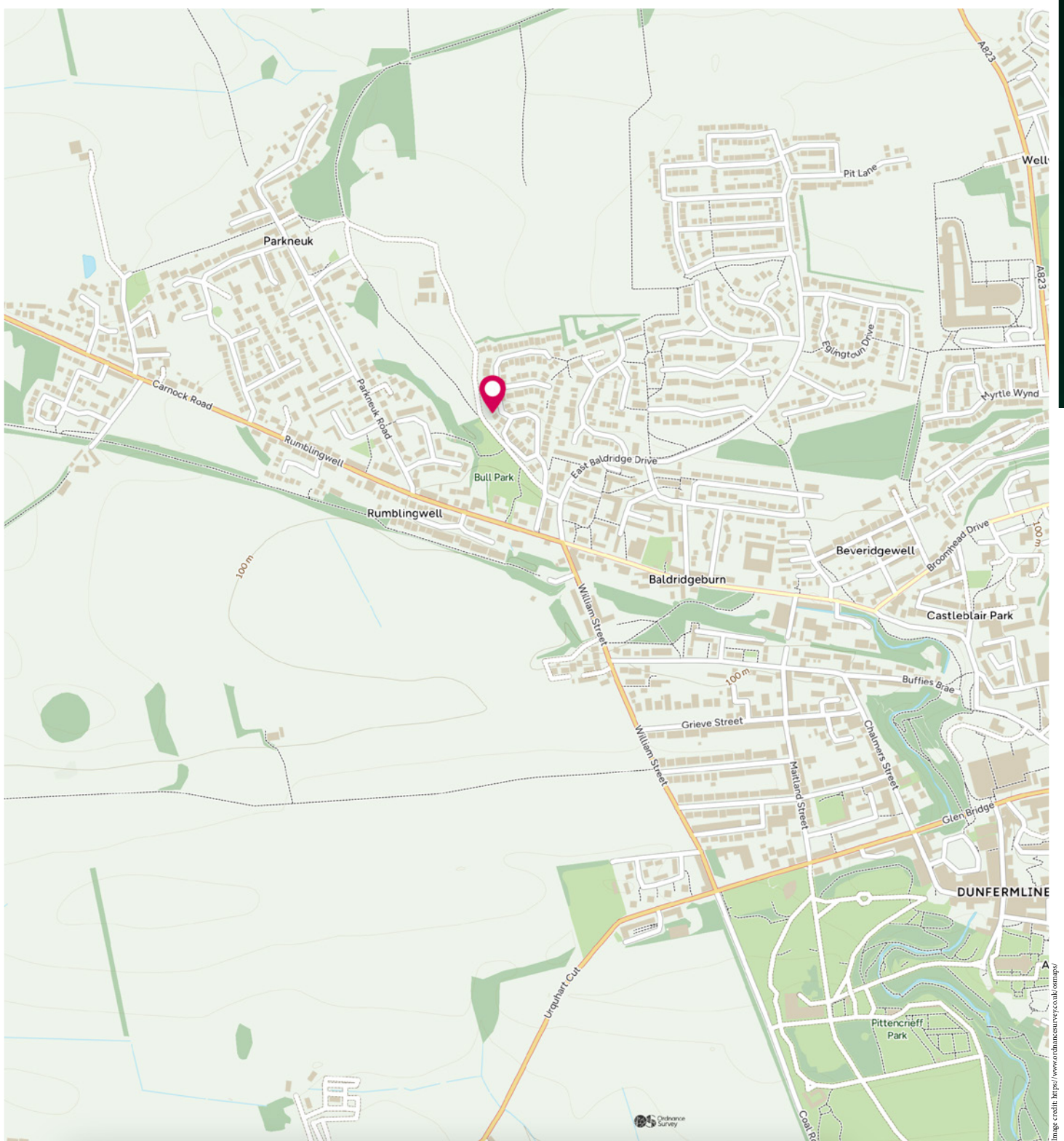
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Dunfermline is a historic town located in Fife, Scotland. It holds significant historical and cultural importance as the birthplace of many Scottish monarchs, including King Robert the Bruce. The town features a rich architectural heritage, with landmarks such as Dunfermline Abbey, which dates back to the 11th century and was once a grand royal residence. The Abbey's ruins and its adjacent palace are major attractions, offering insights into Scotland's medieval history.

Dunfermline is a mix of historical charm and modern amenities, offering a range of shops, restaurants, and cultural events. 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 Bridges 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.

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# McEwan Fraser Legal

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