

# 5 Westfield Grove

DUNFERMLINE, FIFE, KY12 8DE



*BEAUTIFUL THREE BEDROOM HOME  
IN A SMALL EXCLUSIVE DEVELOPMENT*



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Welcome to this stunning three-bedroom home, perfectly combining contemporary living with practicality, all nestled within a desirable neighbourhood.

As you step inside, you're greeted by a bright and airy lounge, providing the ideal space for relaxation or entertaining guests. The heart of the home lies within the wonderful kitchen diner, complete with modern fixtures and fittings, and enhanced by French doors leading out to the beautifully landscaped garden. This seamless indoor-outdoor flow creates the perfect setting for alfresco dining and enjoying sunny days.







Convenience is key with the inclusion of a guest cloakroom on the ground floor, featuring a toilet and wash hand basin, providing additional comfort for residents and visitors alike.



Ascending to the upper floor, you'll find three bedrooms, each offering ample space and natural light. The principal bedroom boasts the luxury of an en-suite shower room, providing a private sanctuary for unwinding after a long day. A family bathroom completes the accommodation, featuring contemporary fixtures and a relaxing atmosphere for those quiet moments of self-care.





**Bedroom 2**



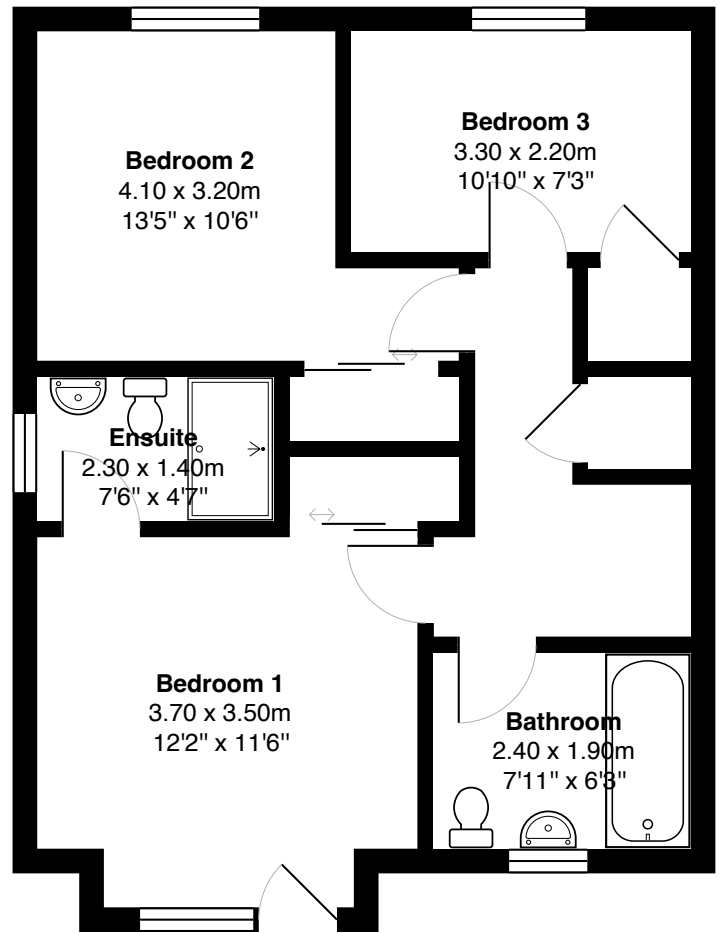
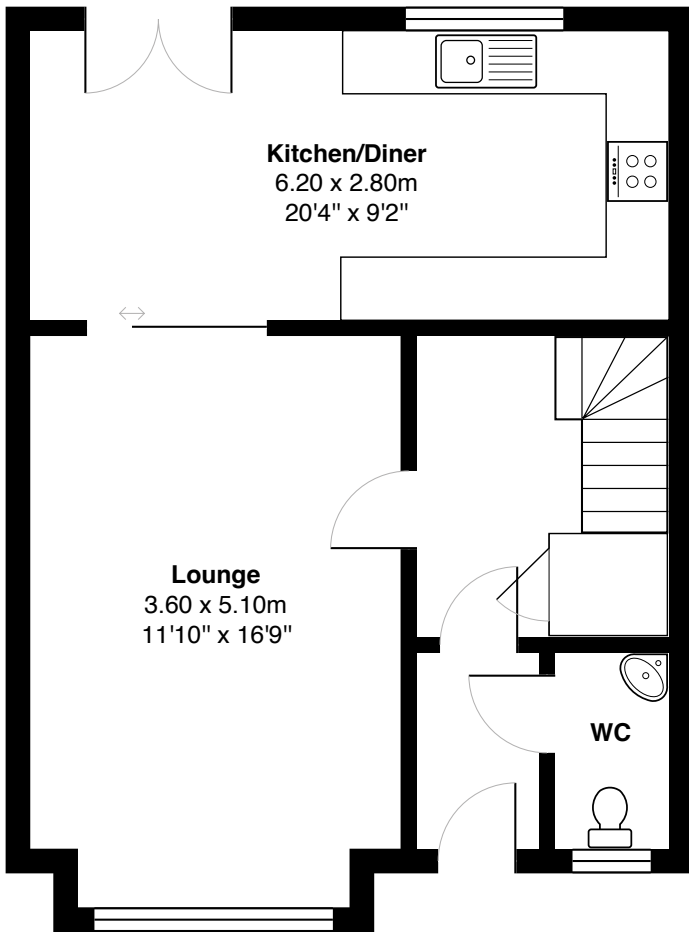


**Bedroom 3**









Gross internal floor area (m<sup>2</sup>): 100m<sup>2</sup>

EPC Rating: C

## Floor Plan



Externally, this property offers the convenience of a drive to the front, ensuring ample off-road parking for multiple vehicles.





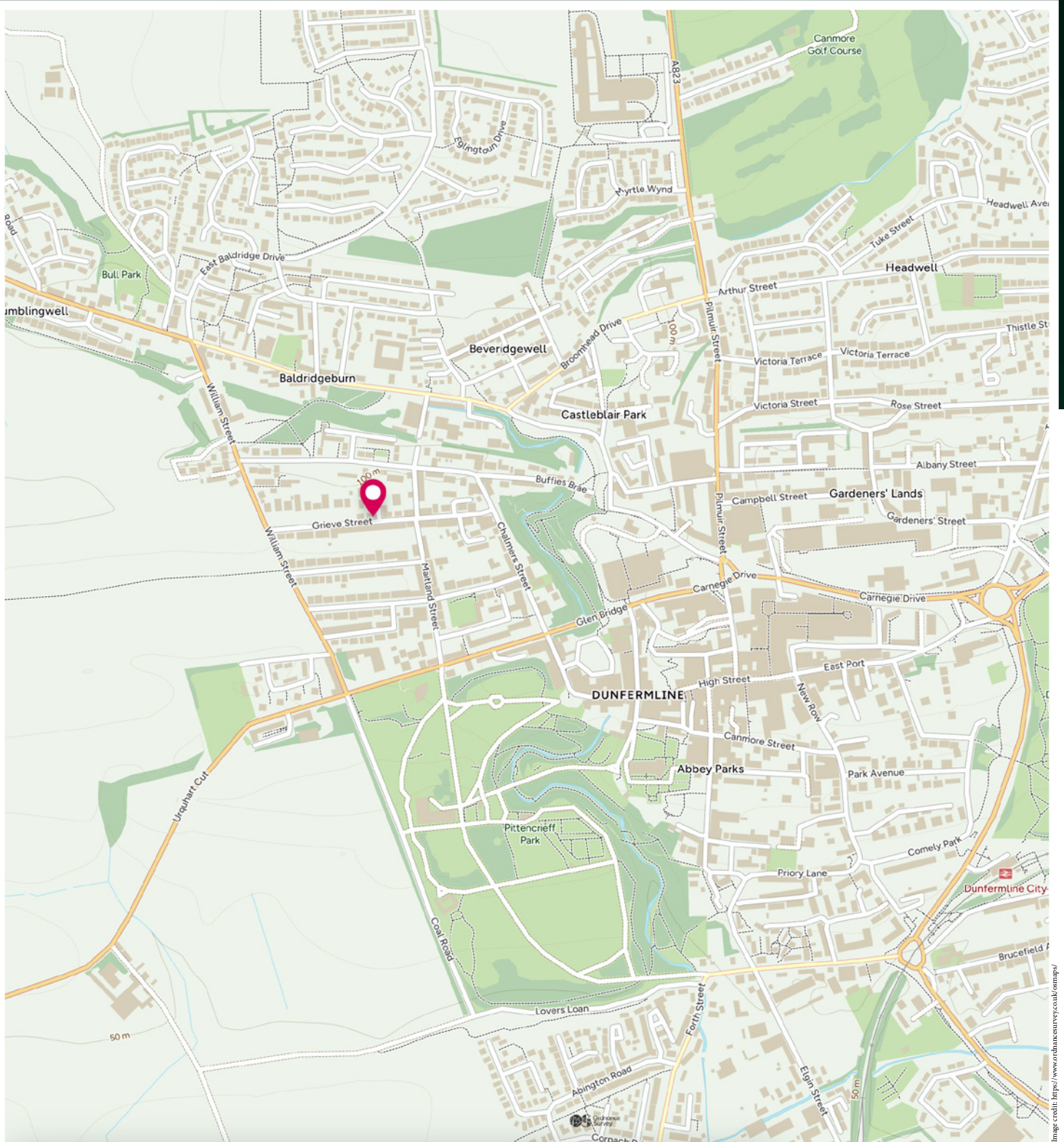
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Dunfermline is a historic town located in Fife, Scotland. It holds significant historical and cultural importance as the birthplace of many Scottish monarchs, including King Robert the Bruce. The town features a rich architectural heritage, with landmarks 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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