




McEwan Fraser Legal
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4 Woodmill Terrace

DUNFERMLINE, FIFE, KY11 4SR

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The historic town of Dunfermline is a vibrant and culturally rich centre and is a modern city offering all the attractions and facilities you would expect, including The Kingsgate shopping centre, retail parks, a selection of superstores, restaurants and bars. Within the Duloch area, you have Fife Leisure Park which is home to a ten-screen cinema, private health club, bingo and mini golf.

4 Woodmill Terrace is a unique three-bedroom mid-terraced home, well situated in the heart of Dunfermline. Internally the accommodation is in excellent decorative order and briefly comprises:

Ground Floor: The welcoming entrance vestibule leads to the reception hall with wooden floors and stairs leading to the upper level. The lounge is pleasantly situated to the front of the property with a feature window flooding the room with natural light. The dining room, located between the lounge and kitchen, creates an ideal social space for entertaining and family dining. The fully fitted modern kitchen is a pleasing design, with range

For those who enjoy the outdoors, there are a number of public parks and woodlands throughout Dunfermline, for the keen Golfers you have three private courses within close proximity. Dunfermline is located approximately five miles from the Forth Crossing. It is therefore particularly popular with commuters to Edinburgh, as well as many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee.

cooker included in the sale. There is ample room for a breakfasting table and chairs and rear door leading to the rear gardens.

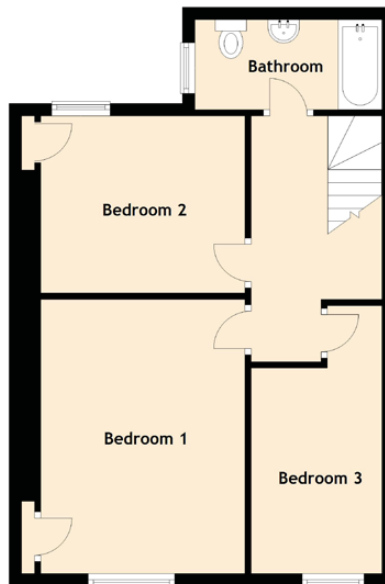
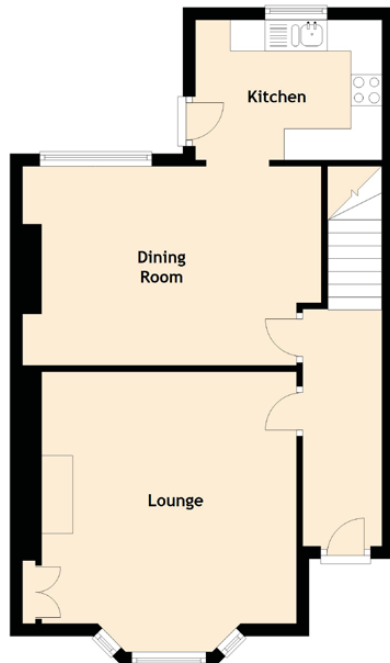
Upper level: There are three bedrooms, all of which are double in size and the family bathroom with walk-in shower and is fully tiled. This completes the accommodation on offer.

The property further benefits from gas central heating and double glazing. The rear gardens have been designed for easy maintained consisting of patio areas with a wall providing a high degree of privacy and seclusion.



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

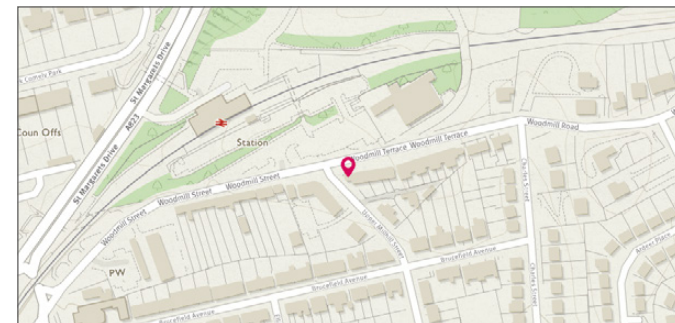


Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 4.10m (13'5")
Kitchen	3.00m (9'10") x 2.25m (7'5")
Dining Room	4.50m (14'9") x 3.20m (10'6")
Bedroom 1	4.40m (14'5") x 3.25m (10'8")
Bedroom 2	3.25m (10'8") x 2.65m (8'8")
Bedroom 3	4.30m (14'1") x 2.10m (6'11")
Bathroom	2.10m (6'11") x 1.45m (4'9")

Gross internal floor area (m²): 92m² | EPC Rating: D

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



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