




McEwan Fraser Legal

Solicitors & Estate Agents

01383 660 570

7 Middlebank Crescent

DUNFERMLINE, FIFE, KY11 8LS

Dunfermline

An ideal location for the commuter, 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. 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.

Today's 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, home to a ten-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 the keen golfers there are three private courses within proximity. This home is within walking distance of the train station and all the amenities of the City Centre.



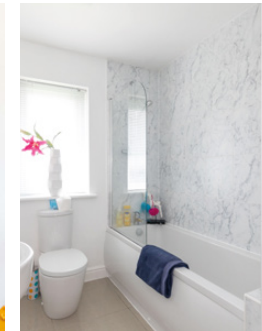
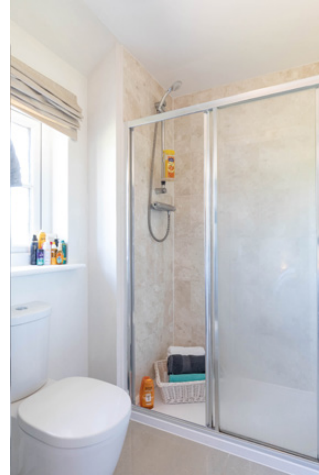
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Entrance to the property is through a double glazed front door into the hallway which leads to the lounge. The spacious lounge is pleasantly located to the front with a window leading out to the front garden. The kitchen/diner is a good size and offers a good range of stylish floor and wall mounted units with integrated appliances and leads to a fully enclosed rear garden that is both animal and child-friendly, also on this level is a handy WC an utility room.

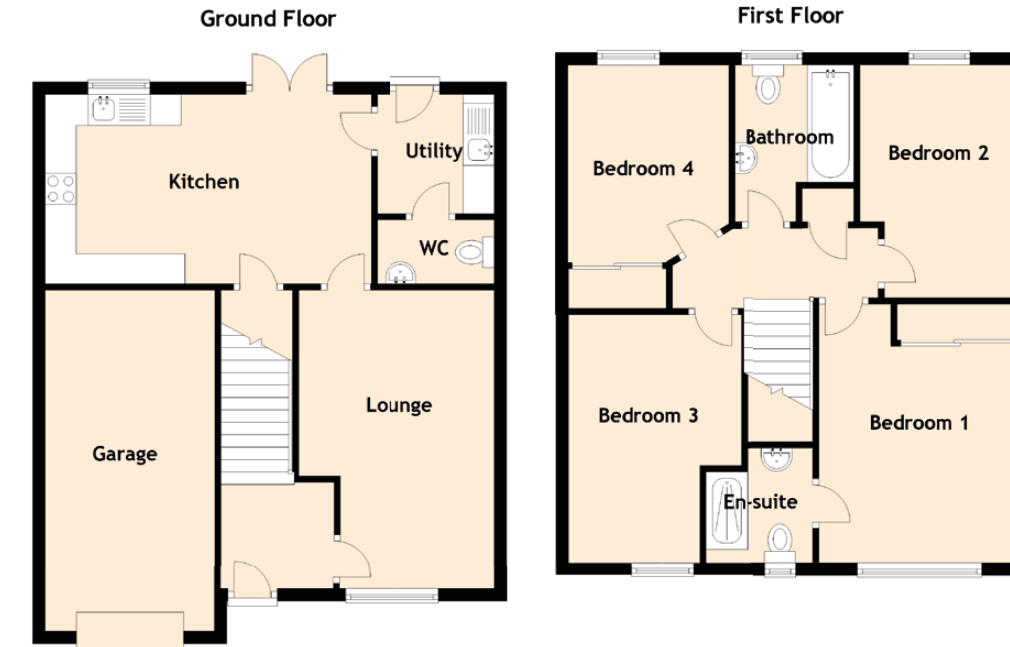
The second floor is reached by a staircase and gives access to the family bathroom with a white three-piece suite. There are four spacious good sized bedrooms on this level with views across the country, the master benefits from a stylish en-suite shower room. This completes the accommodation on offer.

The property further benefits from double glazing, gas central heating, solar panels, a spacious south-facing garden, home security system and a spacious driveway leading to the single garage.





Specifications



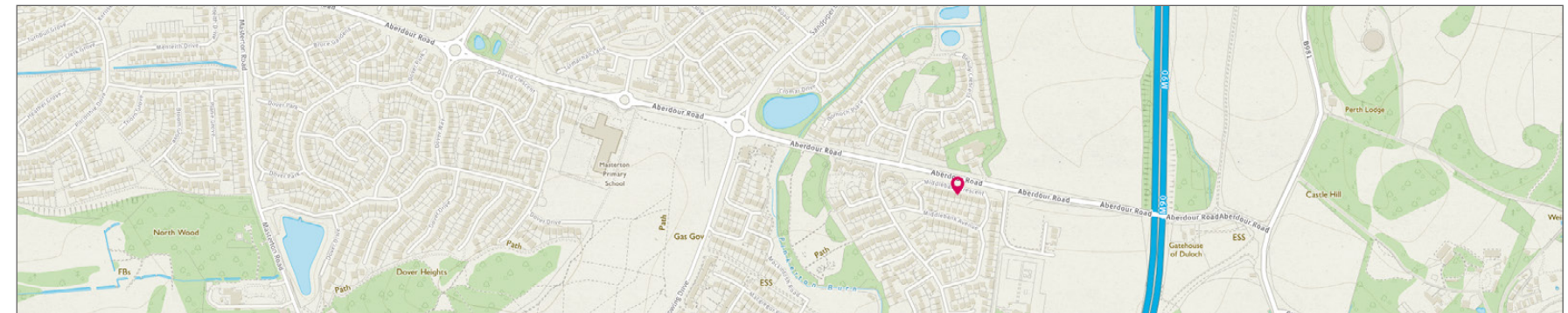
Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	4.82m (15'10") x 3.17m (10'5")
Kitchen	5.25m (17'3") x 3.07m (10'1")
Utility	1.92m (6'4") x 1.90m (6'3")
WC	1.90m (6'3") x 1.08m (3'7")
Garage	5.50m (18'1") x 2.73m (8'11")

First Floor	
Bedroom 1	4.19m (13'9") x 3.19m (10'6")
En-suite	1.85m (6'1") x 1.74m (5'9")
Bedroom 2	3.75m (12'4") x 2.53m (8'4")
Bedroom 3	4.00m (13'1") x 2.92m (9'7")
Bedroom 4	3.38m (11'1") x 2.60m (8'6")
Bathroom	2.64m (8'8") x 1.93m (6'4")

Gross internal floor area (m²): 102m² | EPC Rating: C

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





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Tel. 01383 660 570
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
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ROSS MCBRIDE
Photographer



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Designer

