




McEwan Fraser Legal

Solicitors & Estate Agents

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29 Kingfisher Place

DUNFERMLINE, FIFE, KY11 8JJ



Dunfermline

FIFE, KY11 8JJ

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.

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.



29 Kingfisher Place

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29 Kingfisher Place is an exceptional family home, designed and completed to an exacting standard of specification with many additions. The entrance hall is a welcoming space with stairs leading to the upper level. The lounge is a good size and is quietly situated to the front with dual aspect windows and an attractive garden view. The large open plan kitchen/dining/family area at the back of the house leading onto the garden by Bifolding doors providing an ideal social space for families or entertaining. A wood burning stove completes the space. The family kitchen is of good proportion and features a range of stylish floor and wall mounted units complete with concealed lighting and splash back tiling and space for informal dining at the breakfast table and a custom installed pantry. There is a handy utility room with access to the gardens and a downstairs WC. Also located on the ground level is a second reception room. Journey to the upper level and you will discover four good sized bedrooms all with fitted wardrobes with the master benefiting from a fully tiled en suite shower room. The modern family bathroom with stylish tiling completes the accommodation on offer. The gardens to front and rear are mainly laid to lawn. The rear gardens are well stocked and fully enclosed ensuring a child and pet safe environment. A double driveway provides ample parking and gives access to the garage.

The property further benefits from a gas fired central heating system and double glazing and there is a single garage with a separate up and over door and the tarmac driveway provides ample off-street parking.



“Exceptional four bedroom family home”





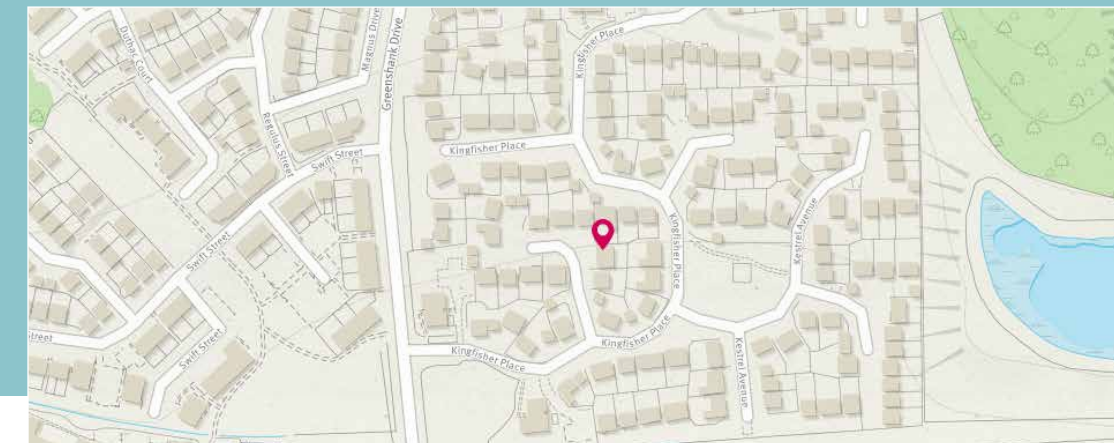
Specifications

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	5.00m (16'5") x 4.00m (13'1")
Family Room/ Diner/ Kitchen Area	8.26m (27'1") x 3.40m (11'2")
Utility	2.92m (9'7") x 2.20m (7'3")
Games Room	4.50m (14'9") x 2.50m (8'2")
Bedroom 1	4.20m (13'9") x 3.50m (11'6")
En-suite	2.30m (7'7") x 1.50m (4'11")
Bedroom 2	3.20m (10'6") x 2.70m (8'10")
Bedroom 3	2.80m (9'2") x 2.70m (8'10")
Bedroom 4	3.80m (12'6") x 2.80m (9'2")
Bathroom	2.30m (7'7") x 1.90m (6'3")
WC	1.10m (3'7") x 0.90m (2'11")
Garage	5.40m (17'9") x 2.50m (8'2")

Gross internal floor area (m²): 153m² | EPC Rating: C






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