



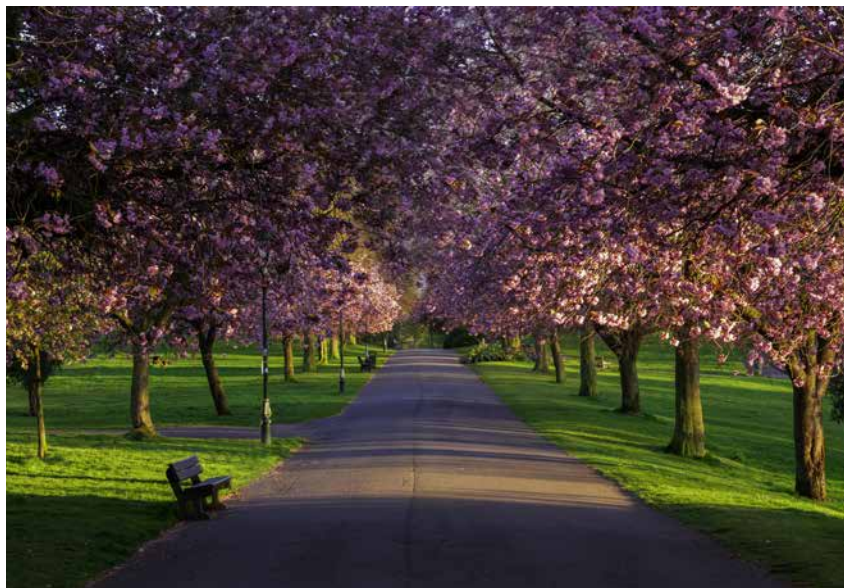

McEwan Fraser Legal

Solicitors & Estate Agents

01383 660 570

14 Callander Terrace

DUNFERMLINE, FIFE, KY11 8EY



DUNFERMLINE

FIFE

The historic city of Dunfermline is a vibrant and culturally rich centre once the capital of Scotland, the birthplace of the philanthropist Andrew Carnegie and the resting place of Robert the Bruce.

Dunfermline is a modern city offering all the facilities you could expect, including the Kingsgate shopping centre, a selection of supermarkets and superstores and the Fife Leisure Park offering a ten-screen cinema, health club, ten-pin bowling club and an array of bars and restaurants.



14 CALLANDER TERRACE

DUNFERMLINE, FIFE

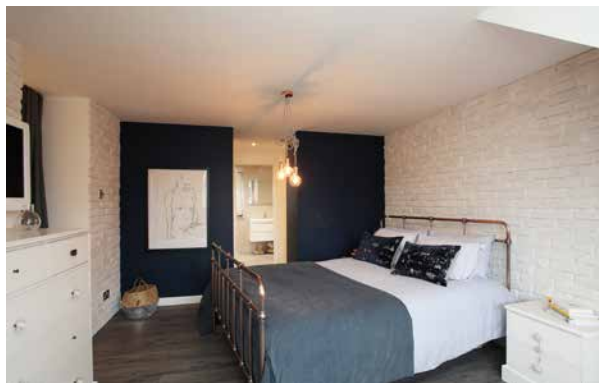
14 Callander terrace is an exceptional family home, designed and completed to an exacting standard of specification with many additions.

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 a stunning garden view. The large open plan kitchen/dining/family area at the rear of the house leading

onto the garden by French doors providing an ideal social space for families or entertaining. This area is truly the hub of the home for socialising and entertaining. The family kitchen is of good proportion and features a range of stylish floor and wall mounted units complete with splashback tiling and space for informal dining. There is a handy utility room with access to the gardens and garage. Also located on the ground level is a second reception room.



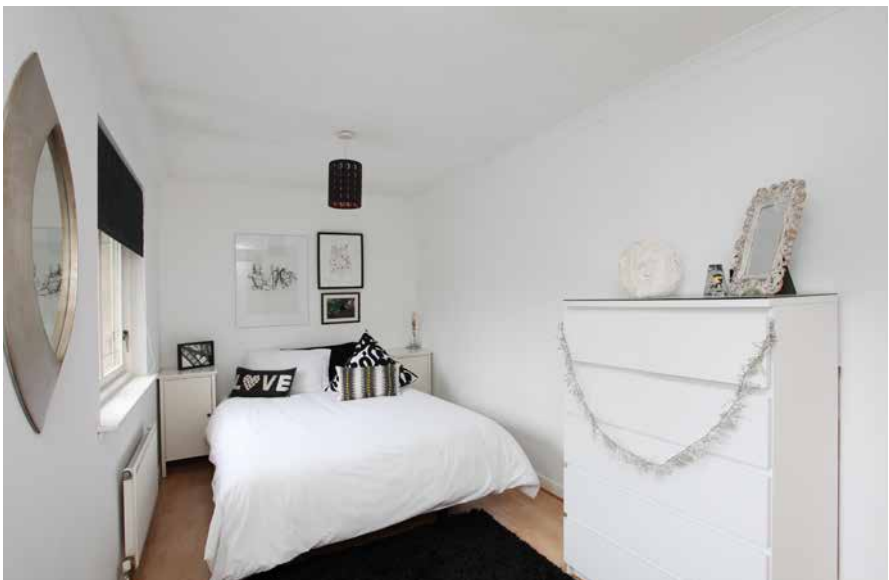




Journey to the upper level, and you will discover four good sized bedrooms all with fitted wardrobes, bedroom two offers a well designed en-suite. The master bedroom is spacious and comes complete with a stylish en-suite shower room and dressing area. The modern family bathroom with fresh tiling completes the accommodation on offer.

The gardens to the front are well maintained with the rear gardens being low maintenance with a large decking area. The rear gardens are 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 gas fired central heating system and double glazing, and there is a single garage with a separate up and over door and the monoblock driveway provides ample off-street parking.



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	6.20m (20'4") x 3.30m (10'10")
Family Room	5.70m (18'8") x 4.50m (14'9")
Kitchen	4.40m (14'5") x 3.15m (10'4")
Utility	3.50m (11'6") x 3.15m (10'4")
Office	3.40m (11'2") x 2.85m (9'4")
Garage	6.10m (20') x 3.50m (11'6")

First Floor

Bedroom 1	5.00m (16'5") x 3.65m (12')
En-suite Bathroom	3.65m (12') x 1.75m (5'9")
Dressing Area	3.65m (12') x 1.75m (5'9")
Bedroom 2	4.60m (15'1") x 3.20m (10'6")
Bedroom 3	5.15m (16'11") x 2.25m (7'5")
Bedroom 4	4.10m (13'5") x 2.90m (9'6")
En-suite	1.75m (5'9") x 1.50m (4'11")
Bathroom	2.25m (7'5") x 2.10m (6'11")

Gross internal floor area (m²): 180m²
EPC Rating: D



THE DETAILS FLOOR PLAN & DIMENSIONS



McEwan Fraser Legal

Solicitors & Estate Agents

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

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAY STEIN
 Surveyor



Professional photography
LEIGH ROLLO
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer