




McEwan Fraser Legal
Solicitors & Estate Agents
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48 Carnock Road

DUNFERMLINE, FIFE, KY12 9NT

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.

For those who enjoy the outdoors, there are a number of public parks and woodland walks including the Pittencrieff park and a number of golf courses. One of the great attractions of Dunfermline is its excellent communication network Edinburgh (sixteen miles), Glasgow (thirty-seven) Dundee (forty-two) and Perth (twenty-eight) Edinburgh Airport (fourteen) all within easy access via road and rail. Schooling of good repute is available throughout Dunfermline for both primary and secondary education.



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McEwan Fraser Legal are delighted to bring to the market this detached property with panoramic views across Fife. Viewing of this property is highly recommended.

The property is set over two levels and benefits from gas central heating and full double glazing. Updated and renovated to a very high standard, this property offers flexible accommodation, ideal for a family home. There is an entrance vestibule which leads through to an impressive hallway providing access to a bright and spacious lounge with a large window flooding the room with natural light. The large Kitchen/dining room is located Off the lounge and has space for a table and eight chairs for more formal dining. The kitchen is well designed with an array of wall and base units. The large master bedroom is located on the ground level and has ample space for free standing furniture and delightful views. The three-piece family bathroom is located off the hallway. Journey to the rear of the property where you will discover the hub of the home, the family room that can be utilised for different things.

On the upper level, there are three well-proportioned bedrooms, and all with tremendous open views over Fife and has space for free-standing furniture. On this level, there is also a separate shower room with white suite and shower.

The large garden is mostly laid to lawn with some mature shrubs, small trees and plants as well as benefiting from a large patio area suitable for outside entertainment. The well-presented front garden has two areas.



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Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	5.80m (19') x 4.30m (14'1")	Bathroom	1.90m (6'3") x 1.80m (5'11")
Lounge	4.60m (15'1") x 3.90m (12'10")	Bedroom 4	4.10m (13'5") x 2.30m (7'7")
Family Room	4.00m (13'1") x 3.30m (10'10")	Shower Room	2.10m (6'11") x 2.10m (6'11")
Bedroom 1	4.00m (13'1") x 3.90m (12'10")		
Bedroom 2	4.30m (14'1") x 2.80m (9'2")		
Bedroom 3	5.29m (17'4") x 2.50m (8'2")		
Gross internal floor area (m ²): 129m ²			
EPC Rating: D			



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Part
Exchange
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