

LOCATION

DUNFERMLINE

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. 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 which is home to a 10 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 keen golfers there are three private courses within proximity.

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.

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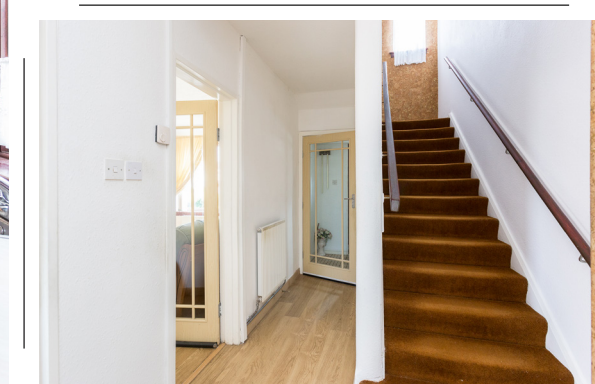
DUNFERMLINE

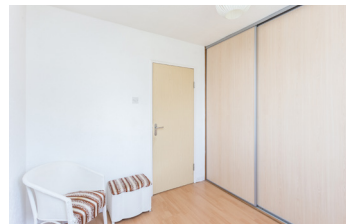
This is a beautifully appointed terraced villa set within a popular residential area. The property is needing a little modernisation but is in good condition.

The entrance is via the reception hall with stairs leading to the upper level. The lounge is pleasantly situated to the front of the property with a large window flooding the room with natural light. The kitchen/dining area has a full range of modern floor and wall mounted units with a handy utility room. A small conservatory is located to the rear with peaceful views over the garden grounds. The three-piece family bathroom is also located on the ground level.

To the upper level, there are three large double bedrooms with all bedrooms benefiting from fitted wardrobes. The property features gas central heating and double glazing.

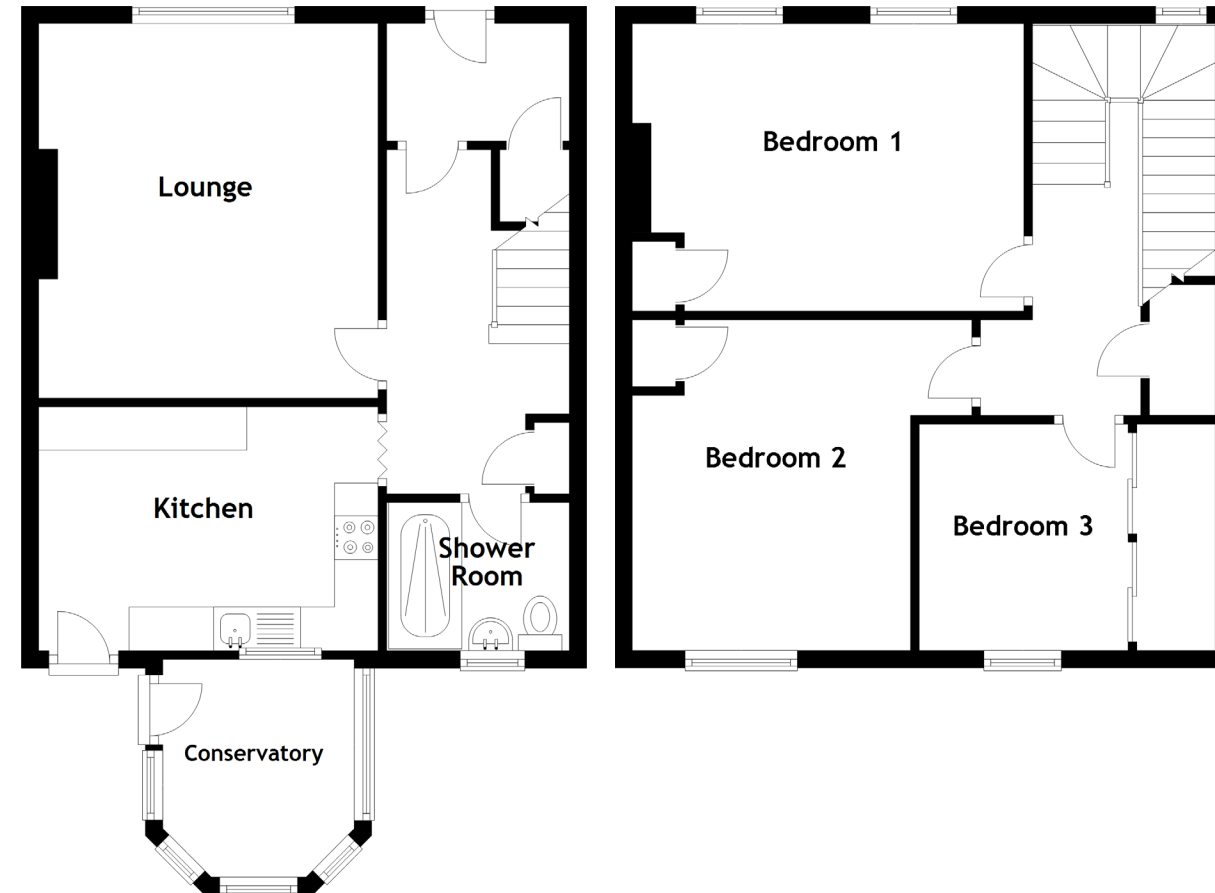
Off-street parking is provided to the front of the property and there are well-maintained gardens to front and rear. In particular, the rear gardens are low maintenance with a secure fence surrounding them.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.30m (14'1") x 3.80m (12'6")
Kitchen	3.90m (12'10") x 2.80m (9'2")
Conservatory	2.50m (8'2") x 2.20m (7'3")
Shower Room	2.00m (6'7") x 1.70m (5'7")
Bedroom 1	4.50m (14'9") x 3.30m (10'10")
Bedroom 2	3.90m (12'10") x 3.80m (12'6")
Bedroom 3	2.90m (9'6") x 2.40m (7'10")

Gross internal floor area (m²): 91m²
EPC Rating: D

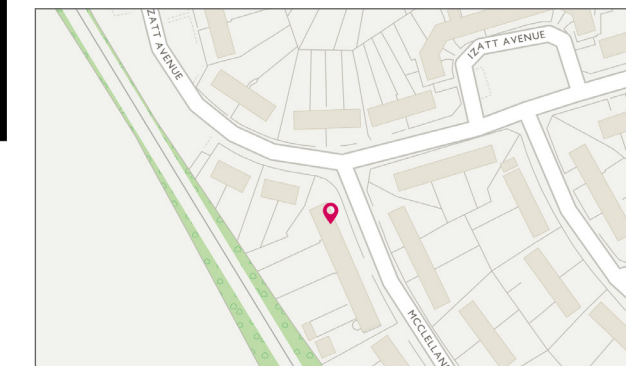


Image credit: <https://www.odinaxsurvey.co.uk/sample/>



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