

40 The Castings

RUMBLINGWELL, DUNFERMLINE, FIFE, KY12 9AU



Wonderful five-bedroom family home in a popular residential setting, truly walk-in condition close to the city centre



01383 660 570



www.mcewanfraserlegal.co.uk

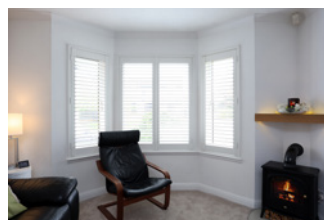


info@mcewanfraserlegal.co.uk



We are delighted to introduce to the market this spacious five-bedroom property built in this exclusive development. Ideally positioned in a sought-after and quiet residential area, it provides a safe environment for children and offers great privacy. This is a beautifully designed executive five-bedroom family home, which provides substantial accommodation for a growing family.

THE LOUNGE



The property is offered to the market in "walk-in" condition. In more detail, the accommodation comprises a welcoming hallway with stairs leading to the upper level, a pristine formal and bright lounge to the front of the property with a feature window that floods the room with a feature fireplace.

THE KITCHEN



The fully fitted kitchen with access to the sunroom has been beautifully fitted to include a quality range of floor and wall-mounted units, with a striking work surface, which provides a fashionable and efficient workspace. It further benefits from an oven, induction hob, extractor hood integral fridge and and integral dishwasher. There is a separate fully tiled utility room with an external door. Also on the ground level, you will find a dining room or a very adaptable study office/spare bedroom.

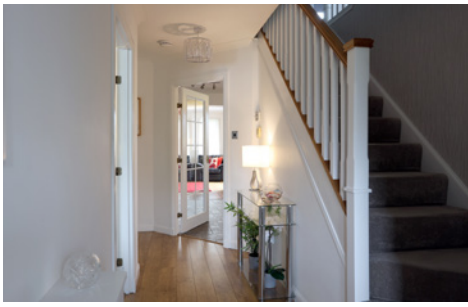


THE SUN ROOM



THE UTILITY & DINING ROOM/OFFICE



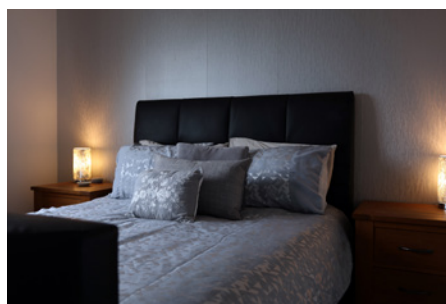


The upper landing has been thoughtfully planned and consists of five well-appointed bedrooms. The immaculate master bedroom boasts a fantastic en-suite and wardrobes. Bedroom two has been extended to offer a wonderful space with a beautiful en-suite shower room. You will find a contemporary three-piece family bathroom.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 5

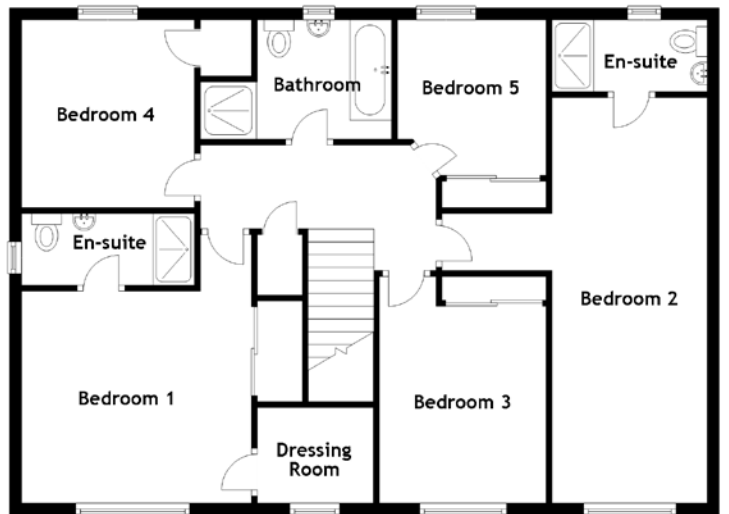
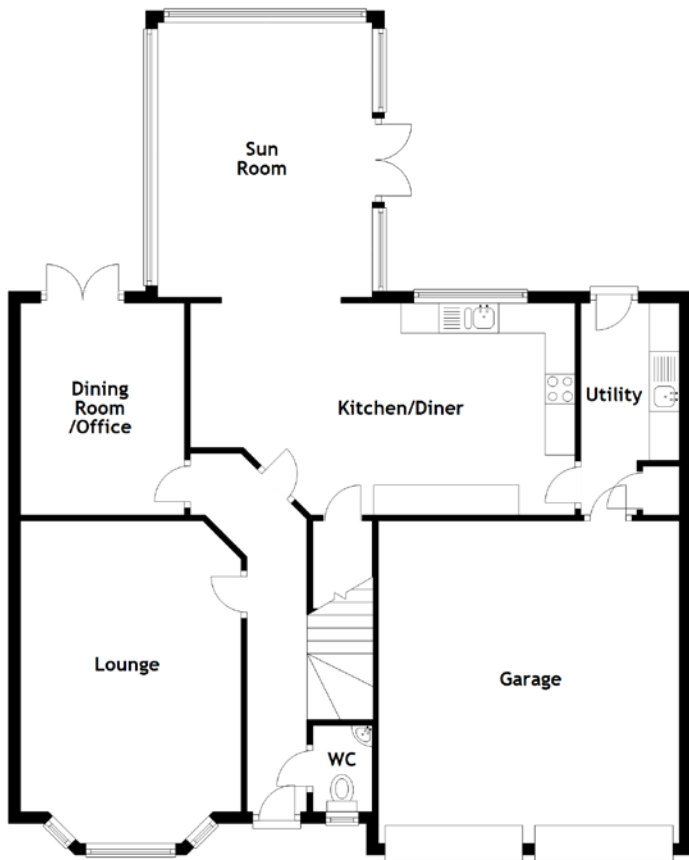


The property benefits from gas central heating and double-glazing for additional comfort. Externally, there is a double integral garage, and a driveway providing off-road parking for up to five vehicles. A charge point has been fitted to the front. The large rear garden is fully enclosed and is a place where you and your family can enjoy privacy and seclusion.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	5.40m (17'9") x 3.70m (12'2")
Kitchen/Diner	6.45m (21'2") x 3.55m (11'8")
Utility	3.55m (11'8") x 1.65m (5'5")
Sun Room	4.60m (15'1") x 3.60m (11'10")
Dining Room/Office	3.55m (11'8") x 2.75m (9')
WC	1.45m (4'9") x 1.00m (3'3")
Bedroom 1	4.50m (14'9") x 3.86m (12'8")
En-suite	2.90m (9'6") x 1.20m (3'11")

Dressing Room	1.95m (6'5") x 1.60m (5'3")
Bedroom 2	6.80m (22'4") x 4.45m (14'7")
En-suite	2.60m (8'7") x 1.20m (3'11")
Bedroom 3	3.80m (12'6") x 2.80m (9'2")
Bedroom 4	3.15m (10'4") x 2.90m (9'6")
Bedroom 5	2.90m (9'6") max x 2.50m (8'2")
Bathroom	3.21m (10'6") x 2.00m (6'7")
Garage	5.50m (18'1") x 5.40m (17'9")

Gross internal floor area (m²): 174m²
EPC Rating: C



THE LOCATION

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 & Dundee.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01383 660 570

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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