

# 52 Broomhead Drive

DUNFERMLINE, KY12 9DS



*LOVELY TWO BEDROOM FLAT IN A  
POPULAR LOCATION*



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52 Broomhead Drive is a delightful first-floor flat within a popular residential area. The property is ideally placed for the commuter with easy access by road or rail. The property has been well maintained by the current owner and is in move-in condition.

Access is to the side of the building into an internal vestibule with stairs leading up to the hallway. The bright and spacious lounge is pleasantly located to the front of the property, with feature windows flooding the room with natural light and a handy storage space. The kitchen/dining room has ample floor and wall units with views to the secluded rear gardens. There are two good-sized bedrooms which are all double in size, with the master bedroom benefiting from two storage cupboards. The modern family bathroom completes the accommodation.

The property benefits from double glazing, gas central heating, and off-street parking. Viewing is recommended to appreciate the accommodation on offer.

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## The Kitchen





**Bedroom 1**

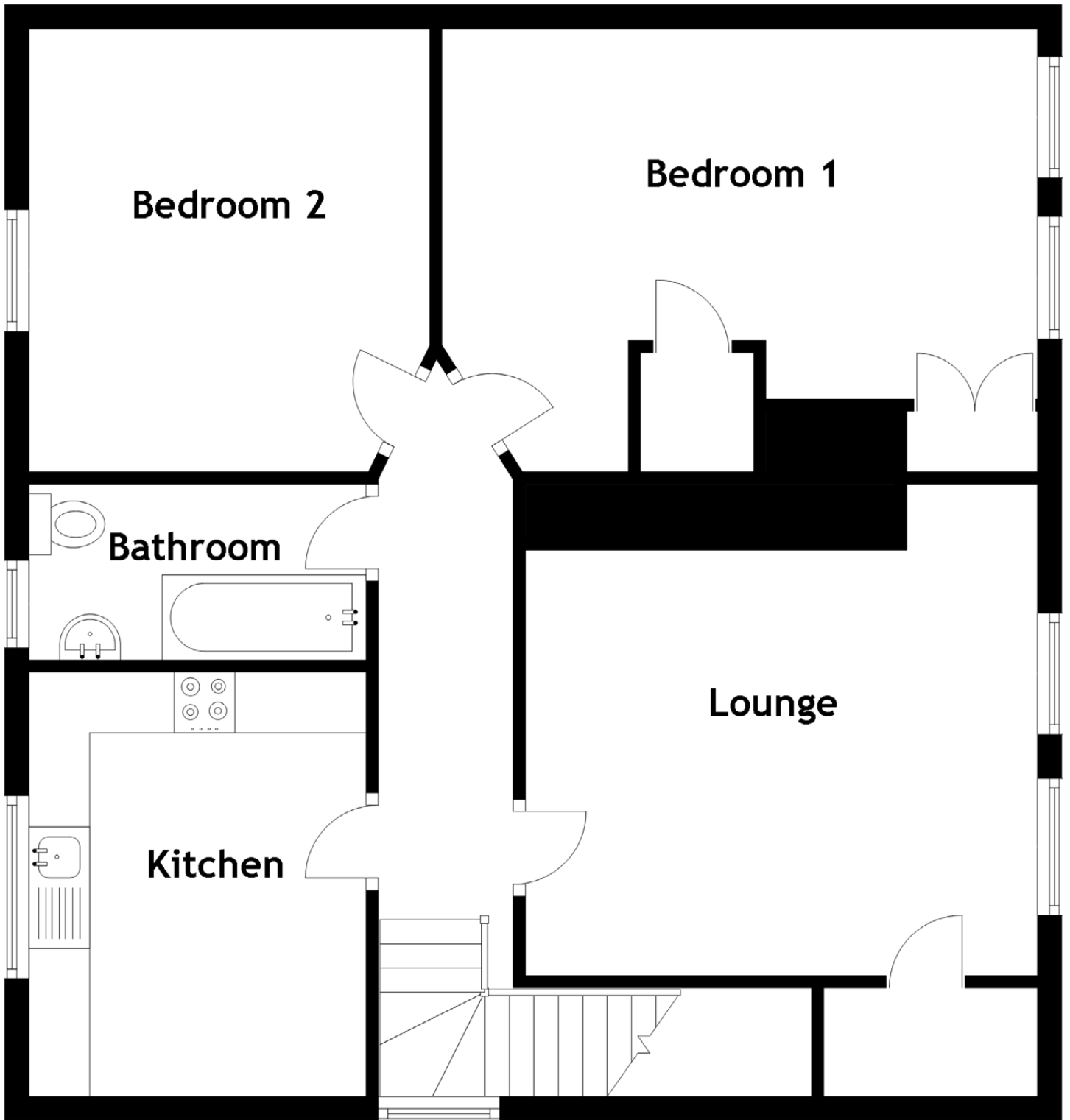




**Bedroom 2**







**ACCESS FROM  
GROUND FLOOR**

**Approximate Dimensions**

(Taken from the widest point)

Lounge	4.22m (13'10") x 3.51m (11'6")	Bathroom	2.78m (9'1") x 1.45m (4'9")
Kitchen	3.24m (10'8") x 2.78m (9'1")		
Bedroom 1	4.90m (16'1") x 3.05m (10')	Gross internal floor area (m <sup>2</sup> ): 72m <sup>2</sup>	
Bedroom 2	3.65m (12') x 3.05m (10')	EPC Rating: C	







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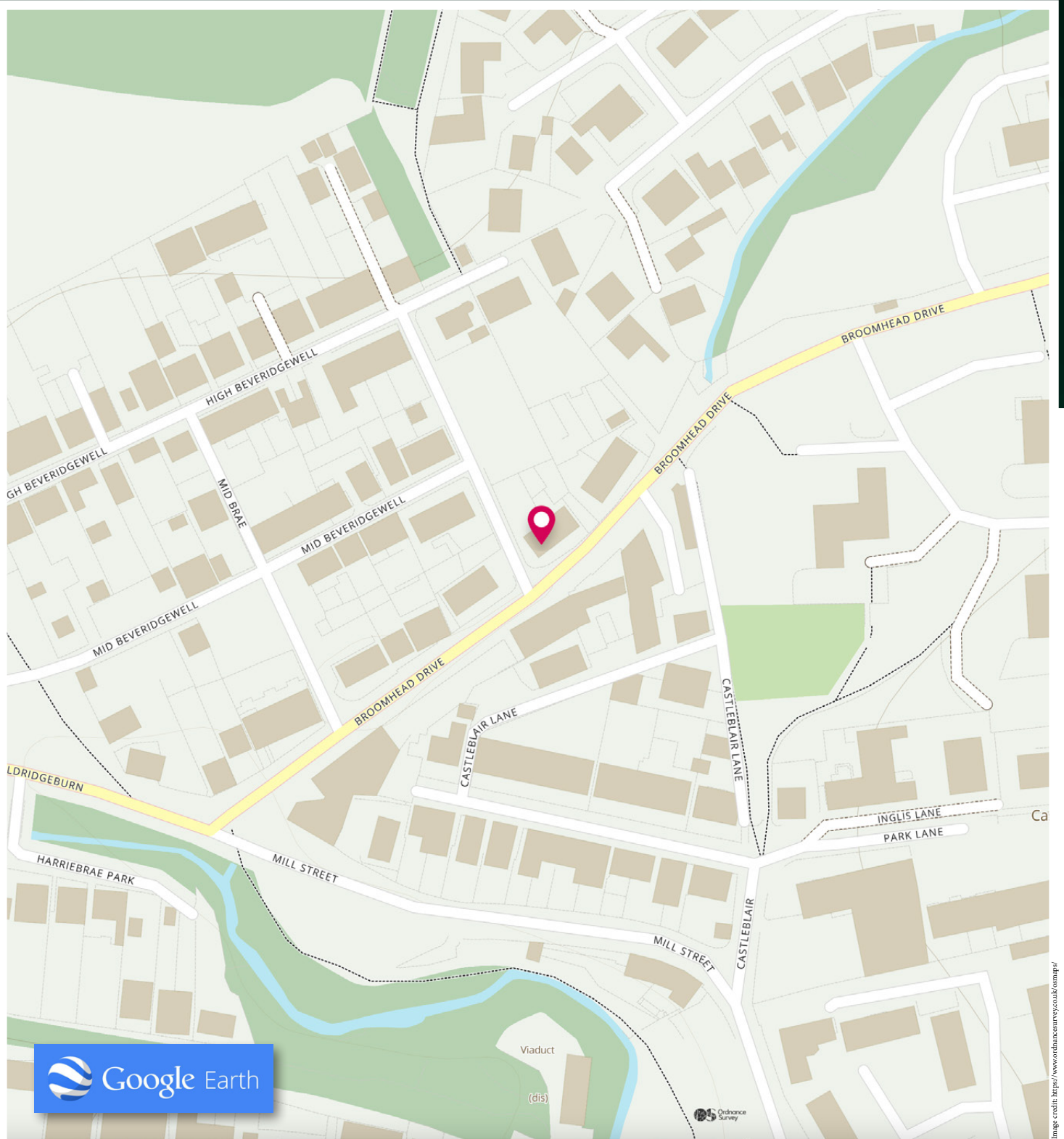
The Royal Burgh of Dunfermline is the birthplace of Andrew Carnegie and the resting place of Sir Robert the Bruce in the famous Dunfermline Abbey.

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 the 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.

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# McEwan Fraser Legal

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