

7 Cygnet Drive

DULOCH, DUNFERMLINE, FIFE, KY11 8HL



Beautiful four-bedroom home in a sought-after development



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We are delighted to bring to the market this lovely, four-bedroom, detached villa in a popular location. Freshly decorated and ready to move into, this property would be a fantastic acquisition as its superb spot offers great commuting links, as well as being within a short distance of local amenities. The house has been well designed to maximise privacy and the natural available light to create a contemporary ambience.

THE LOUNGE



The welcoming hall gives access to all apartments. The spacious lounge offers scope for various furniture configurations and is flooded with natural light, set to the front of the house it benefits from a garden aspect.

THE KITCHEN



The modern kitchen has been fitted with a range of floor and wall-mounted units. It boasts a gas hob, an electric oven and has an abundance of work surfaces as well as French doors leading into the garden. The dining/family room is located at the front of the property offering an elegant space for entertaining and family dining. A guest cloakroom completes the accommodation on the ground floor.



THE DINING/FAMILY ROOM





Upstairs there are four good-sized bedrooms, the master with built-in wardrobes and an en-suite shower room. Bedrooms two and three are good size doubles. The large family bathroom is located on the upper level and consists of a white three-piece suite. The comfortable home has gas central heating and double glazing.

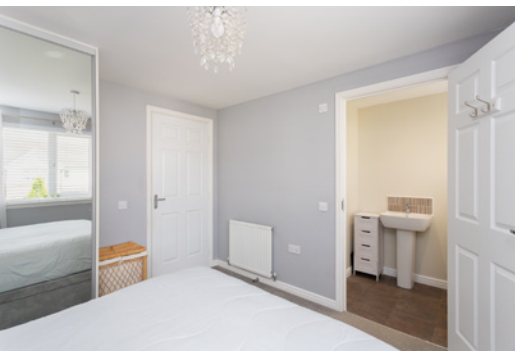
THE BATHROOM



BEDROOM 1



four good size bedrooms, the master with built-in wardrobes and an en-suite shower room



BEDROOM 2



BEDROOM 3



BEDROOM 4

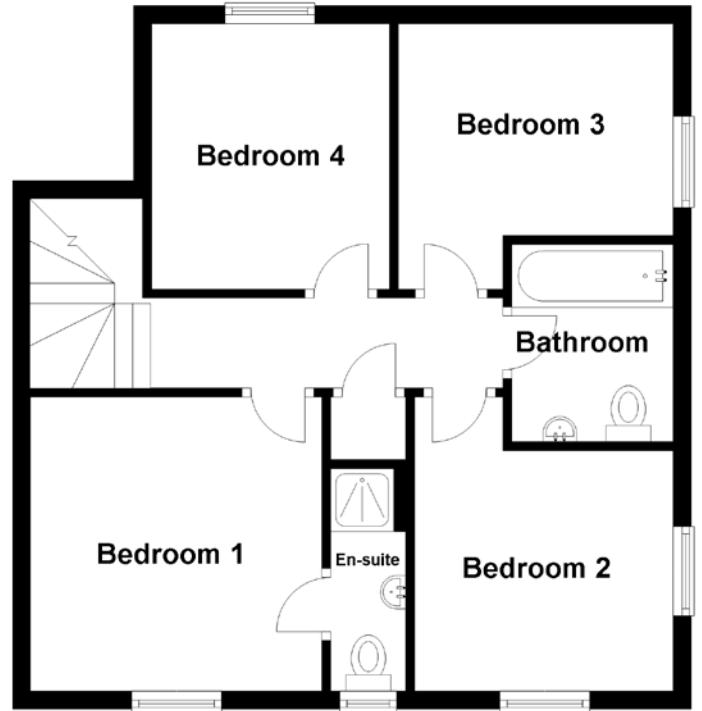
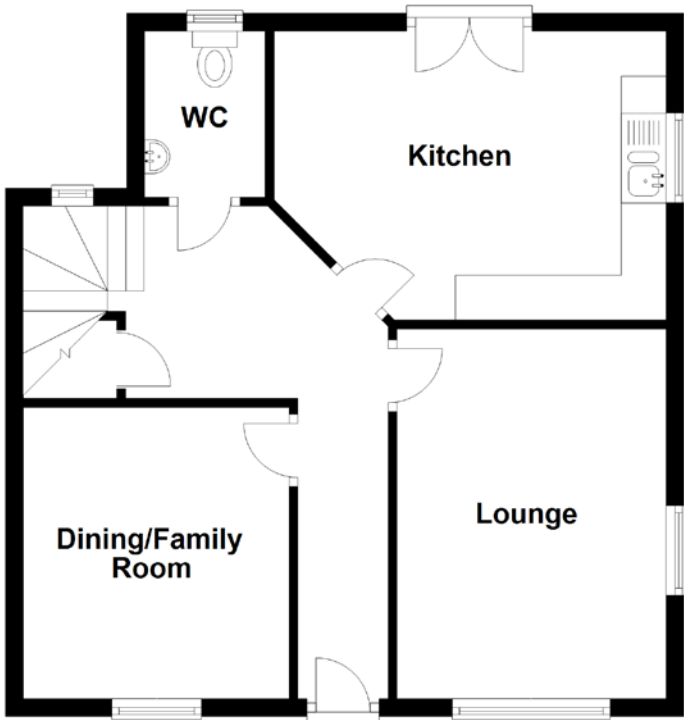


Externally, the back garden is beautifully landscaped and secure by fencing perfect for outdoor living and safe for children and pets. The rear garden offers parking for several vehicles. A single detached garage is on hand. This is an excellent opportunity to acquire this spacious family home quietly located in this desired residential development.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



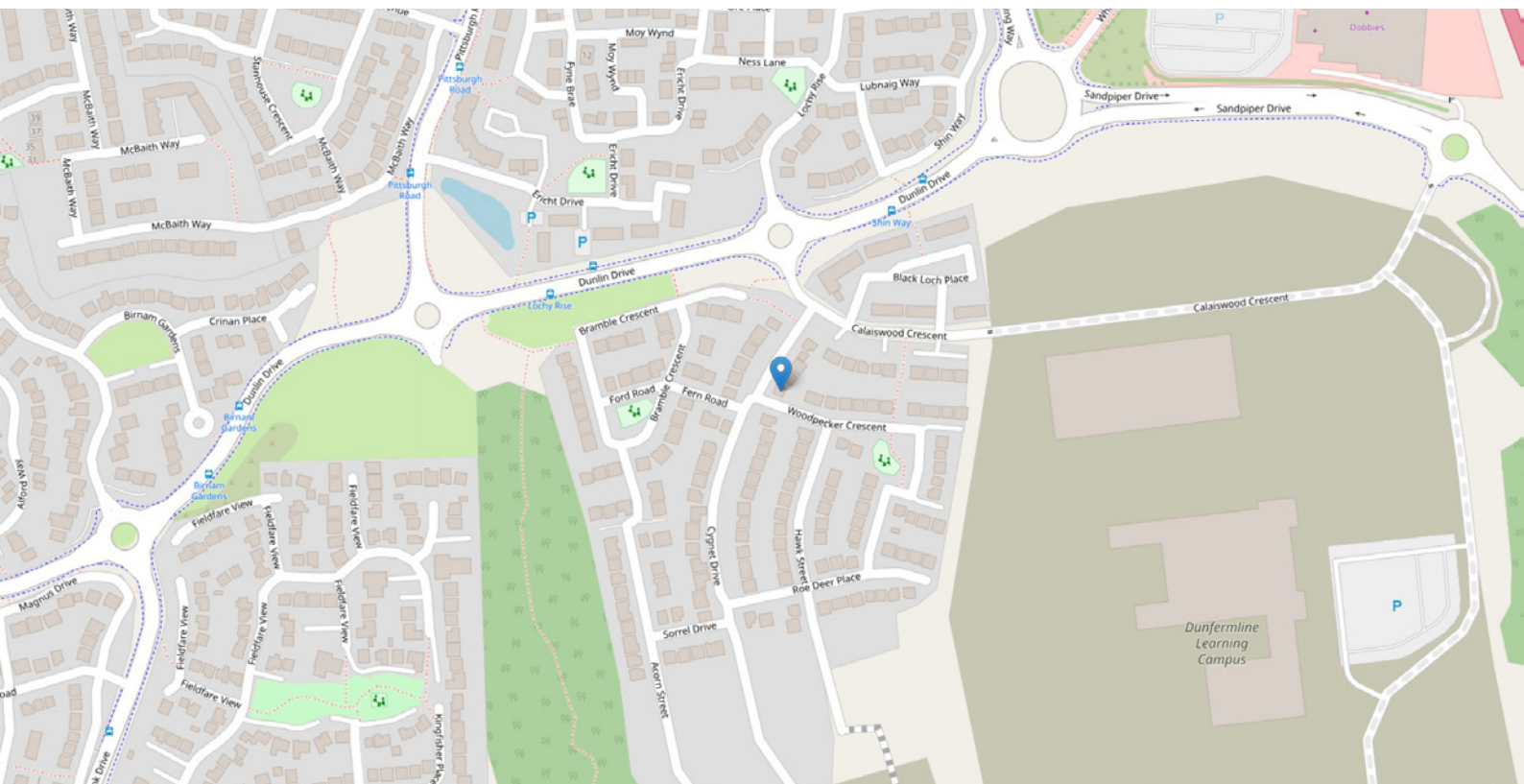
Approximate Dimensions (Taken from the widest point)

Lounge	4.12m (13'6") x 3.00m (9'10")
Kitchen	4.37m (14'4") x 3.22m (10'7")
Dining/Family Room	3.25m (10'8") x 2.96m (9'9")
Bedroom 1	3.28m (10'9") x 3.25m (10'8")
Bedroom 2	3.28m (10'9") x 2.88m (9'5")

Bedroom 3	3.06m (10'1") x 2.96m (9'8")
Bedroom 4	2.96m (9'8") x 2.65m (8'8")

Gross internal floor area (m²): 107m² | EPC Rating: C

Extras: Floor coverings, light fittings, blinds and window dressings.



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.



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