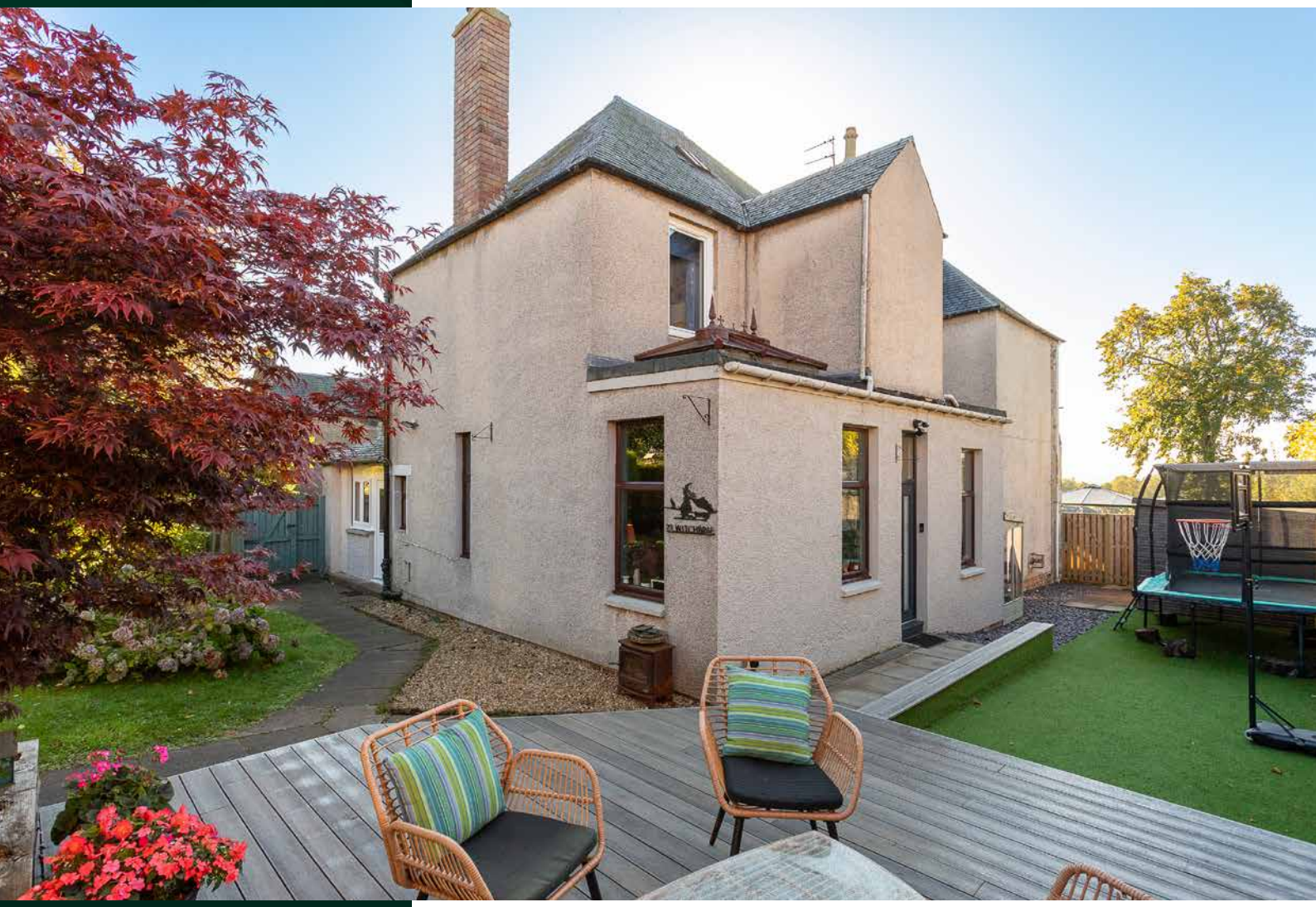
McEwan Fraser Legal
Solicitors & Estate Agents

22 Witchbrae

DUNFERMLINE, KY12 0LG



A beautifully presented three-bedroom family home

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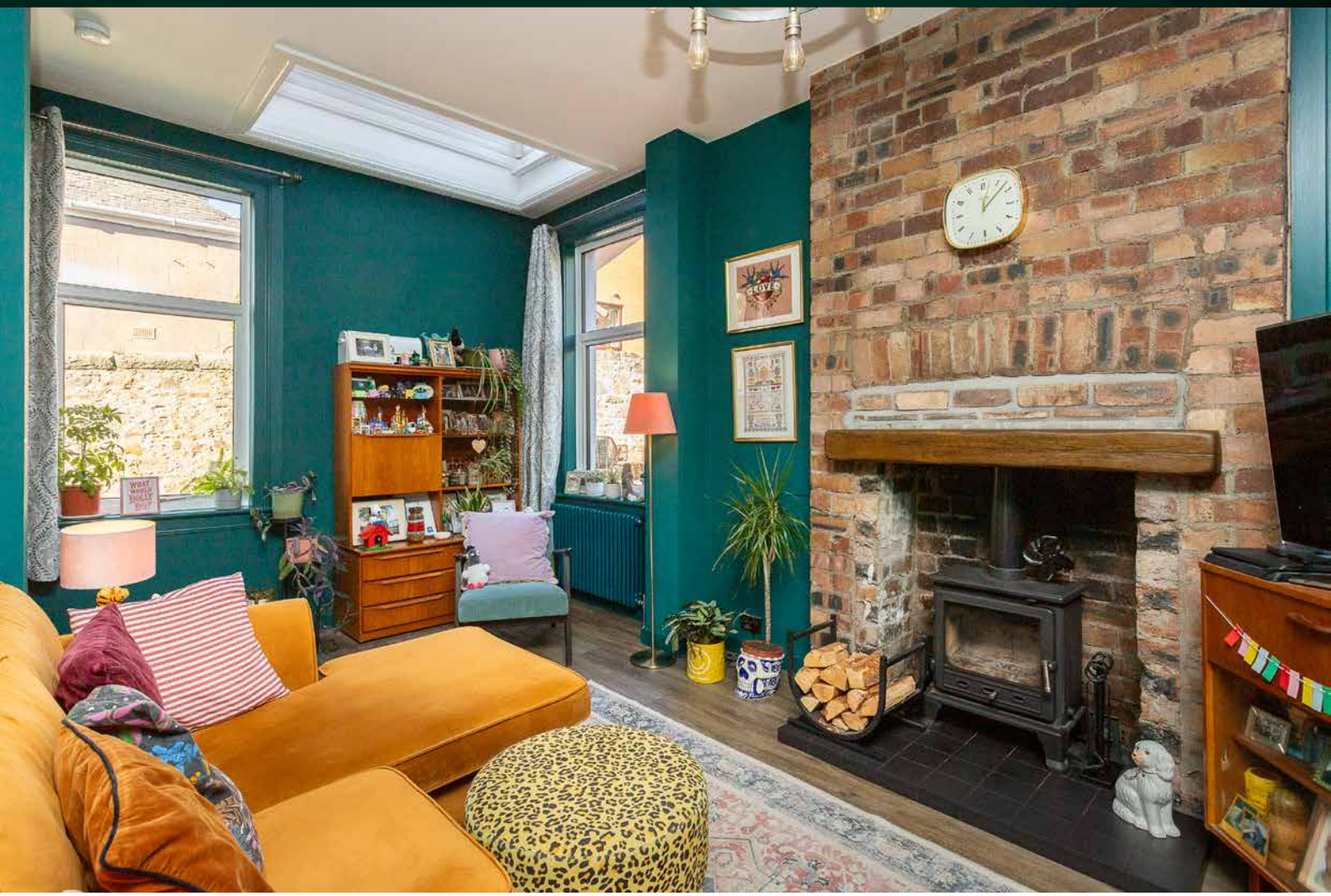
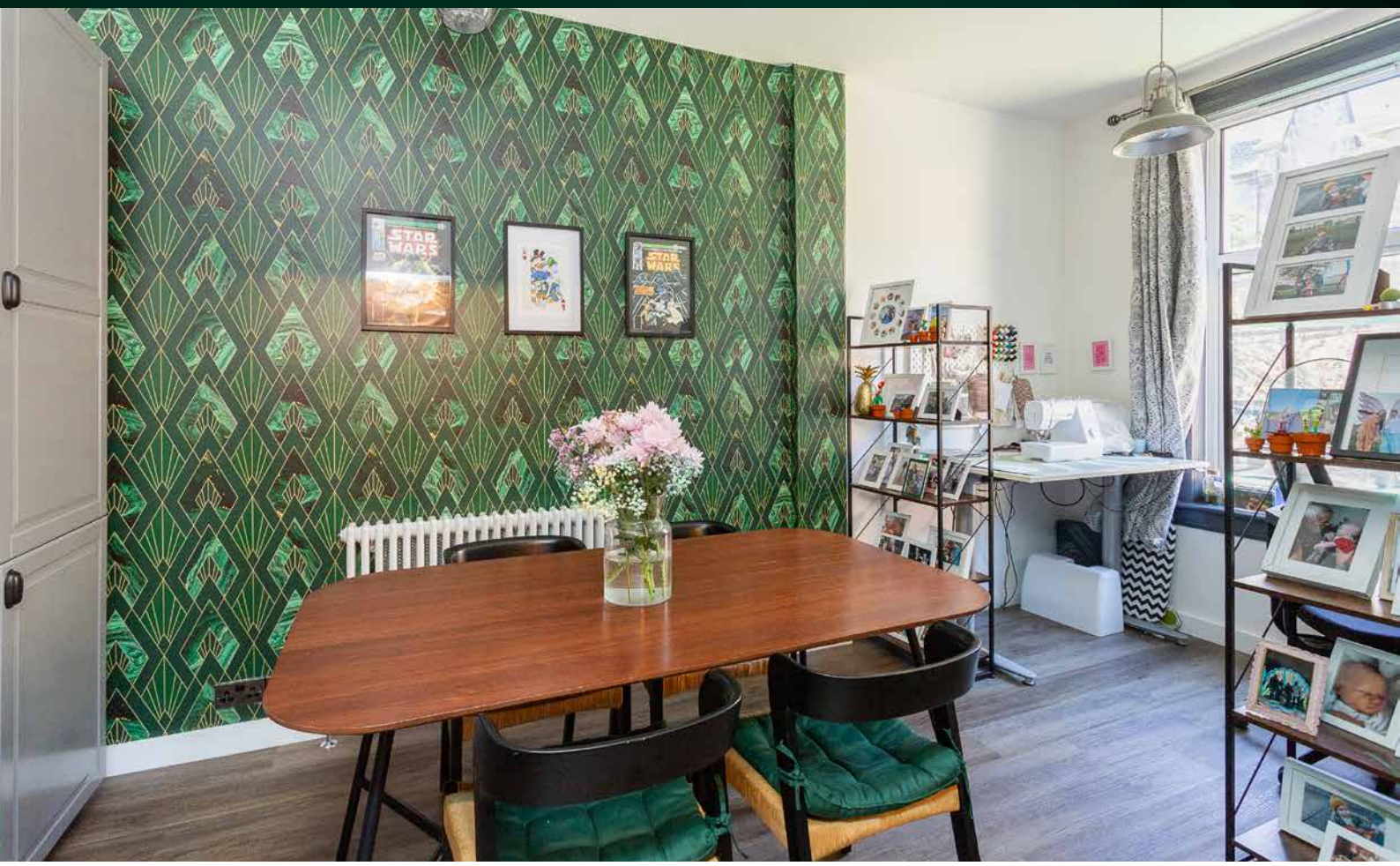
McEwan Fraser Legal are delighted to present to the market this beautifully presented three-bedroom family home, offering a superb blend of contemporary living, generous accommodation and stylish finishes throughout. Set within enclosed shared gardens and benefiting from excellent parking and a detached garage, this is a home that truly deserves to be viewed.

THE LOUNGE



The property is accessed via a welcoming vestibule which leads into a bright and spacious living room. This attractive reception space provides the perfect setting for relaxing and entertaining, with excellent natural light creating a warm and inviting atmosphere. A multi-fuel log burner with a stunning surround is the focal point.

THE DINING ROOM

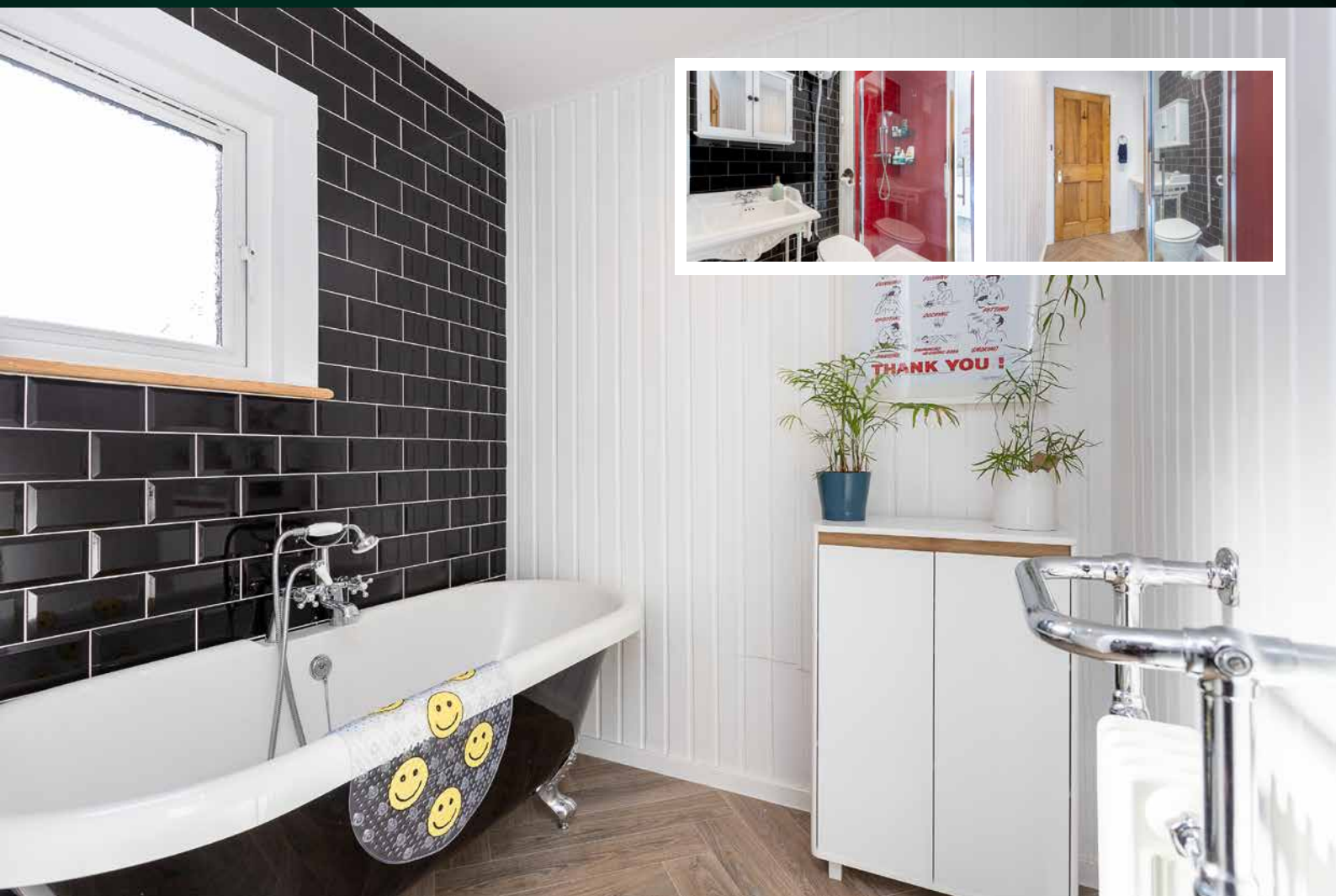


THE KITCHEN

The real heart of the home is the impressive open-plan kitchen, dining and family area. The kitchen has been completely refitted with a brand-new contemporary fitted kitchen, creating a stylish and highly functional space for modern family life. The generous layout provides plenty of room for dining and relaxing, while the adjoining family area makes this a wonderfully sociable space for entertaining. Completing the ground floor is a convenient WC.

Completing the ground floor is a convenient WC, while the first floor provides three well-proportioned bedrooms. Each room offers excellent flexibility for family living, guests or home working, with the principal bedroom providing a particularly comfortable retreat. The accommodation is completed by a well-appointed four piece family bathroom.

THE BATHROOM

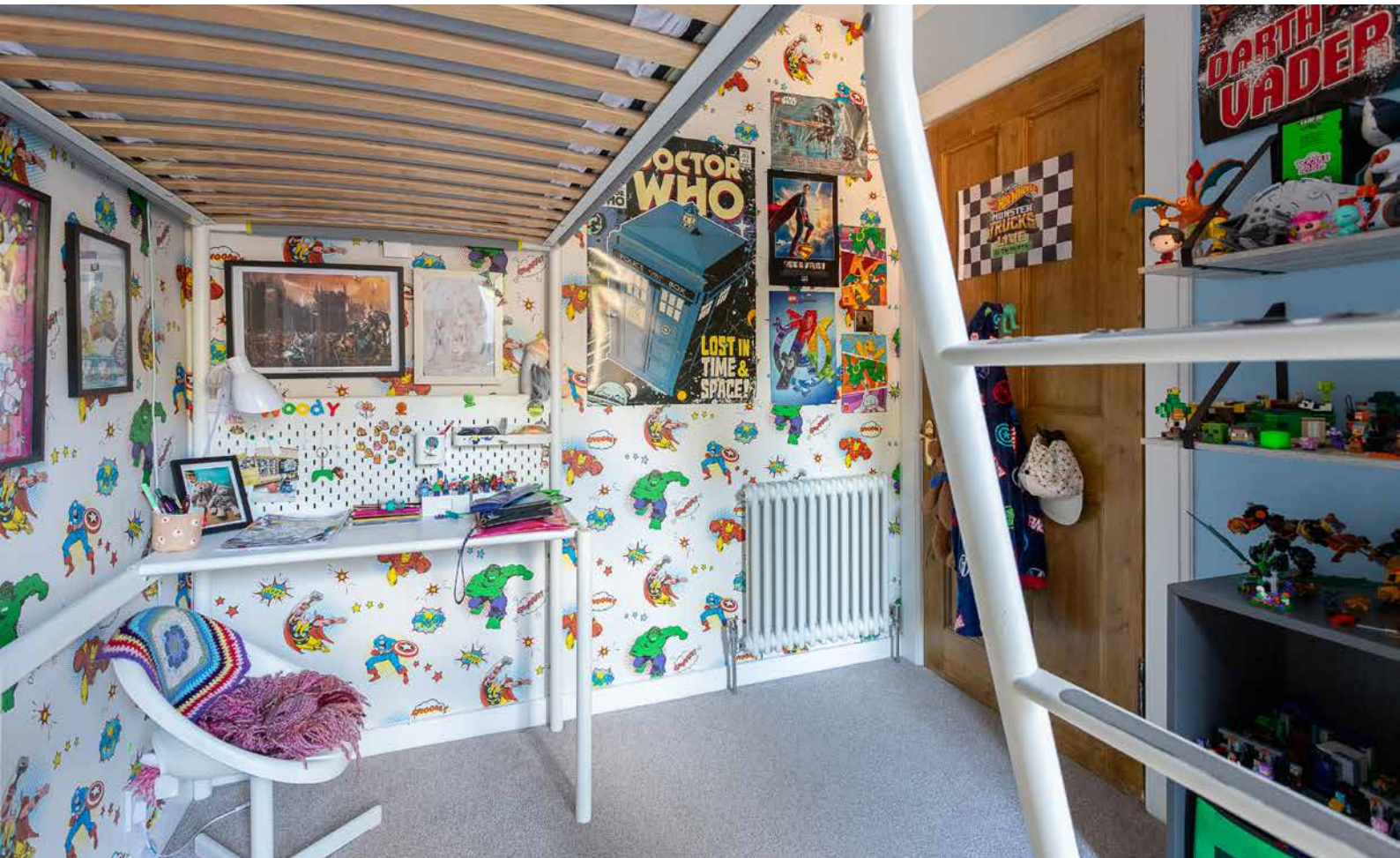


BEDROOM 1

BEDROOM 2

BEDROOM 3

Pokémon
BUNNY MONKEY
bunny vs monkey


DOCTOR WHO
LOST IN TIME & SPACE!
DARTH VADER

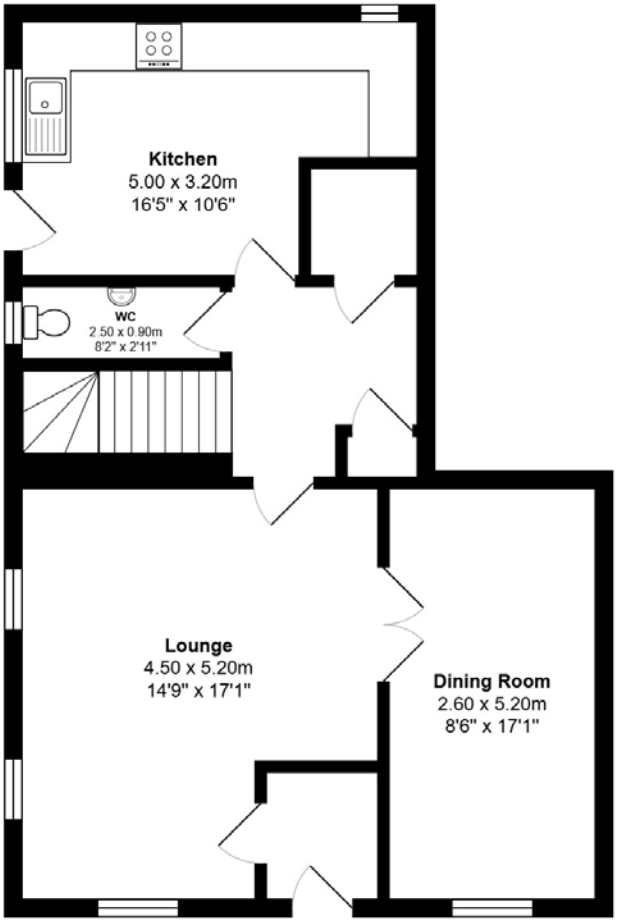
Externally, the property benefits from enclosed shared gardens which sweep around the property, creating a wonderful outdoor space for children, pets, entertaining or simply relaxing. The gardens are designed to be low maintenance, allowing the space to be enjoyed without the upkeep associated with larger landscaped gardens.

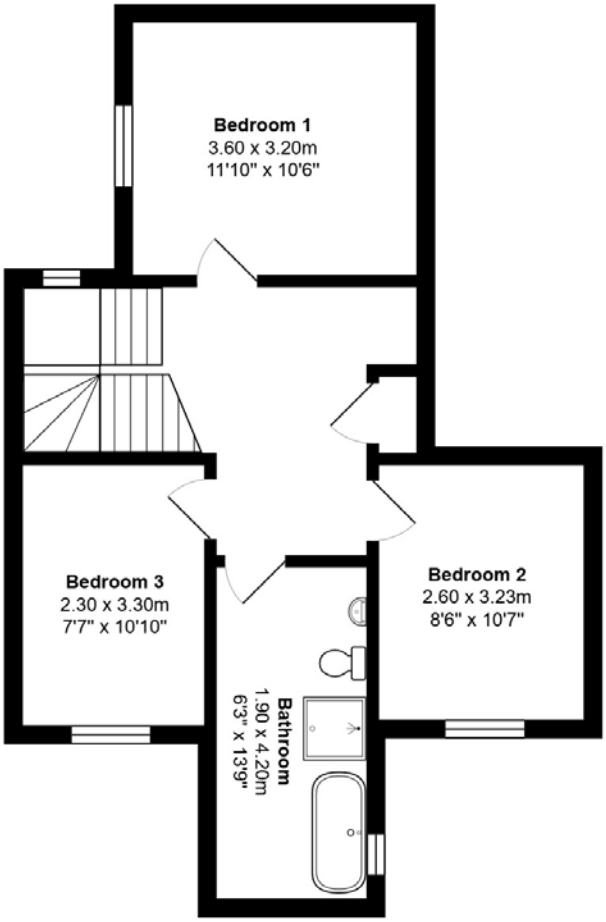
The property also benefits from off-street parking with the shared driveway, together with a detached garage, providing excellent additional storage, parking or workspace. This combination of generous parking and a separate garage is a particularly valuable feature for modern family life.

This is a fantastic opportunity to acquire a stylish and substantially proportioned family home, enhanced by its brand-new kitchen, generous living accommodation, private low-maintenance gardens, detached garage and excellent parking provision. Early viewing is highly recommended to fully appreciate the quality, space and versatility this superb home has to offer.

EXTERNALS

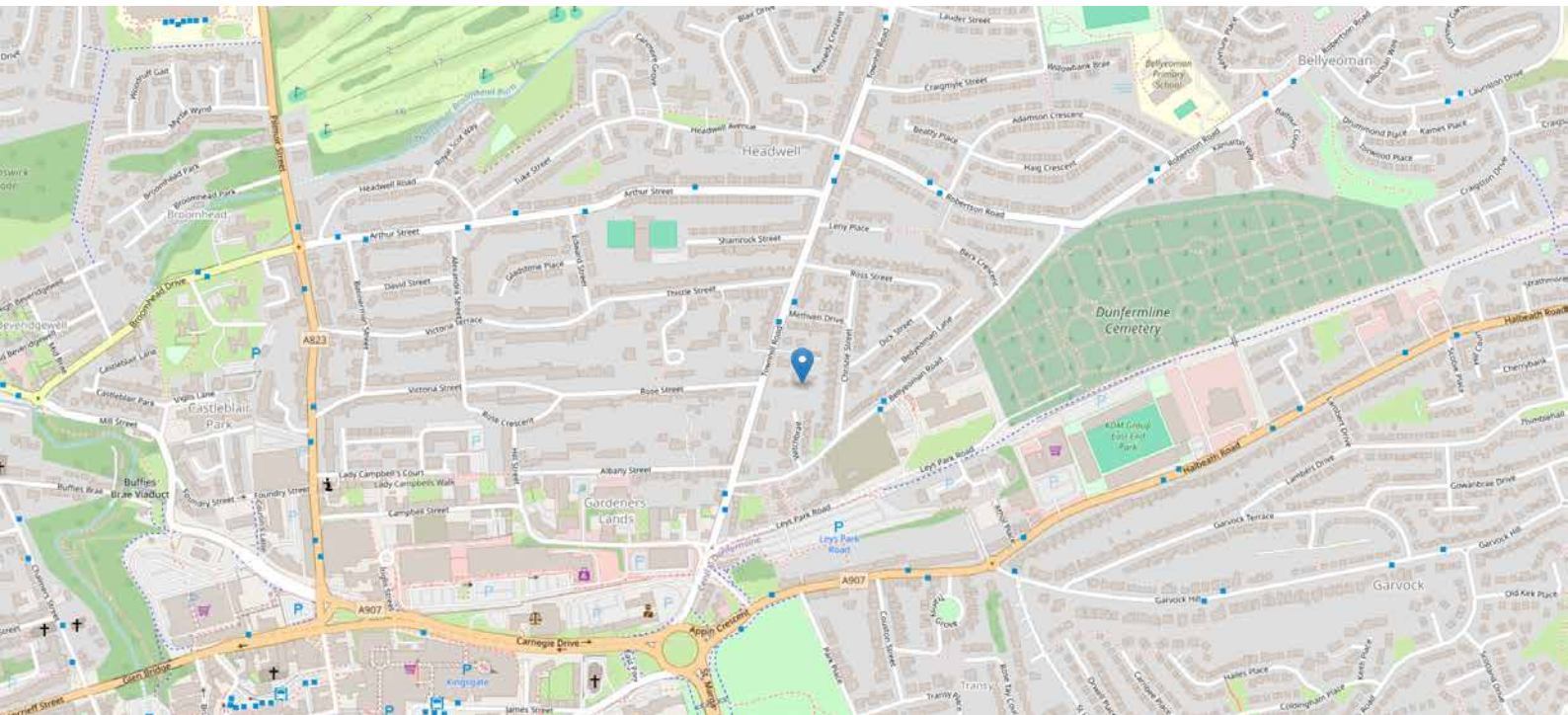
FLOOR PLAN & DIMENSIONS





Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): 118m^2 | EPC Rating: D



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, and 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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