




McEwan Fraser Legal
Solicitors & Estate Agents
01383 660 570

3 Hilton View
PATTIESMUIR, DUNFERMLINE, FIFE, KY11 3ES

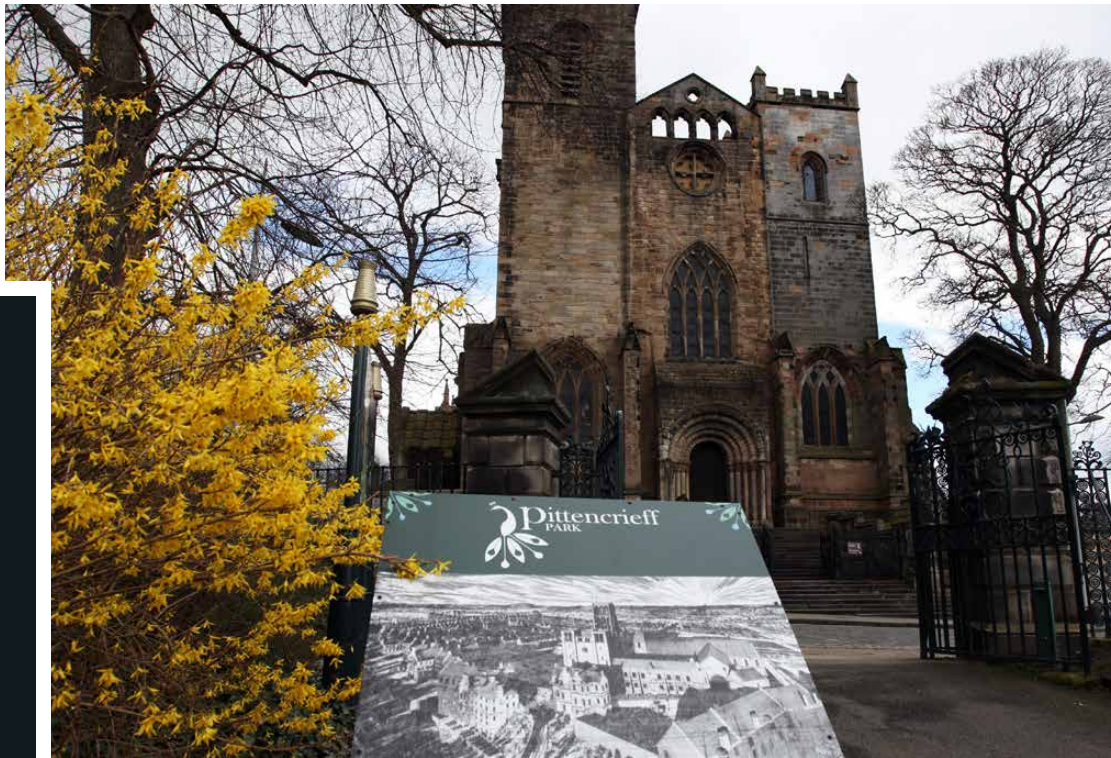
Dunfermline

PATTIESMUIR, FIFE, KY11 3ES

Pattiesmuir is a small semi-rural village on the outskirts of Dunfermline. 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.

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. Today's 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, home to a freestanding screen cinema, private health club, bingo, bowling, and mini-golf. For those who enjoy the outdoors there are legal public parks and woodlands throughout Dunfermline, for the keen golfers there are three private courses within proximity.



POPULAR // MODERN

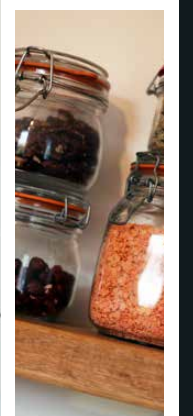
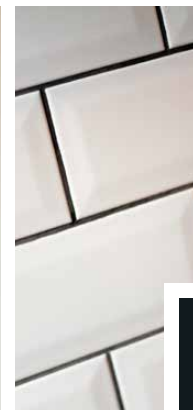
3 Hilton View

PATTIESMUIR, DUNFERMLINE,
FIFE, KY11 3ES

3 Hilton view is a beautifully presented villa in truly walk-in condition. This delightful upper villa with neutral décor throughout, this spacious first floor double upper apartment is situated within walking distance of Dunfermline town centre. A fantastic opportunity for a couple, small family or an investment purchaser.

The accommodation briefly comprises of a spacious and bright lounge and dining area with a large window filling the room with natural light. Access is gained from here into the modern kitchen with a good range of floor and wall-mounted units. The hallway features a very useful storage cupboard. To the front of the property, you will discover two double bedrooms and a wonderful three-piece family bathroom with an overhead shower. The upper level has a beautiful master bedroom with a stylish ensuite with lovely views across Fife.

In addition, the property has gas central heating, double-glazing. Ample parking is provided to the front with a low maintenance garden area located to the rear of the property.



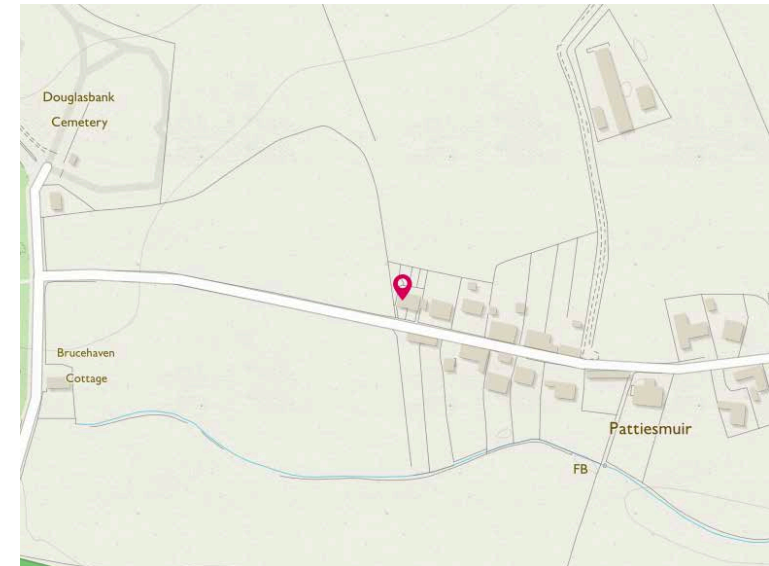
BEAUTIFULLY PRESENTED

BEAUTIFUL // STYLISH



Specifications

FLOOR PLAN, DIMENSIONS & MAP

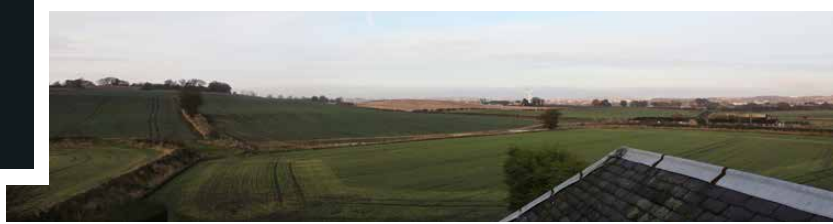


Approximate Dimensions (Taken from the widest point)

Lounge	5.25m (17'3") x 3.75m (12'4")
Kitchen	3.65m (12') x 2.30m (7'7")
Bedroom 1	5.00m (16'5") x 3.30m (10'10")
En-suite	2.70m (8'10") x 1.70m (5'7")
Bedroom 2	4.70m (15'5") x 3.75m (12'4")
Bedroom 3	3.30m (10'10") x 2.95m (9'8")
Bathroom	2.00m (6'7") x 1.55m (5'1")

Gross internal floor area (m²): 96m² | EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01383 660 570
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAY STEIN
 Surveyor



Professional photography
LEIGH ROLLO
 Photographer



Layout graphics and design
ALLY CLARK
 Designer