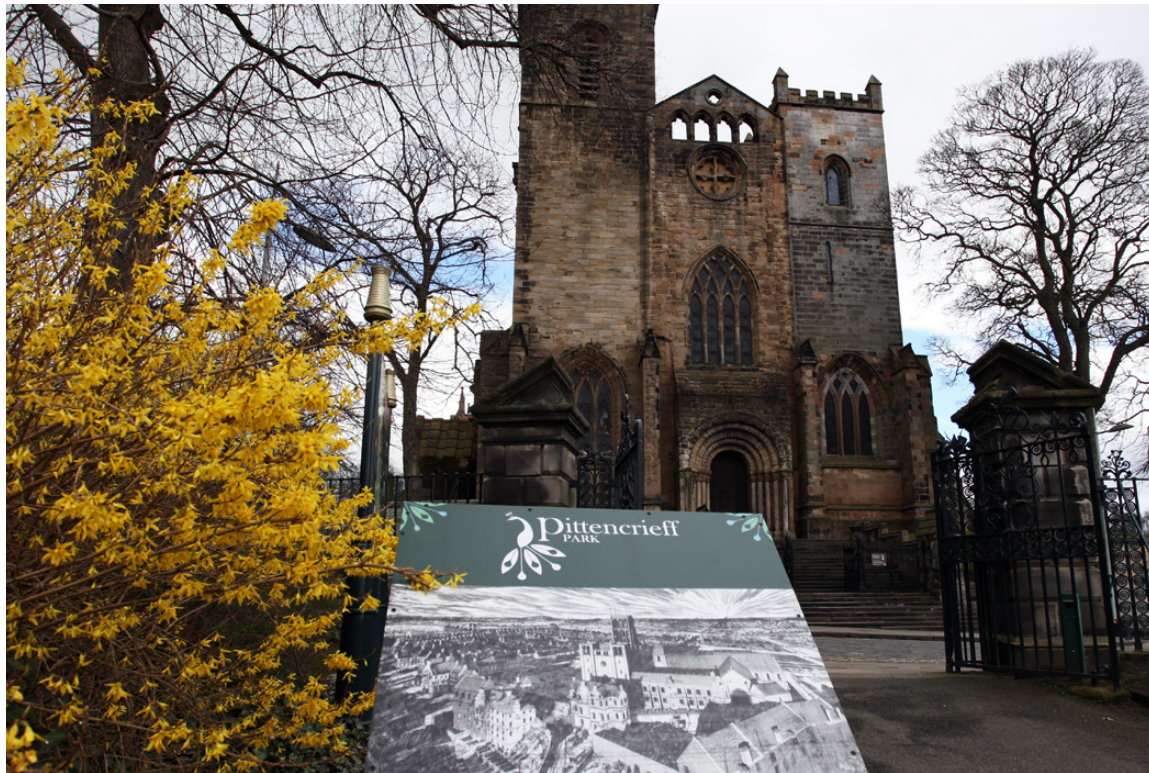




  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
01383 660 570

**Croit En Deoir**  
COMELY PARK, DUNFERMLINE, FIFE, KY12 7HU



# DUNFERMLINE

## FIFE, KY12 7HU

An ideal location for the commuter, 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 ten-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. This home is within a minutes walk of the train station and all the amenities of the City Centre.



# CROIT EN DEOIR

## COMELY PARK, DUNFERMLINE, FIFE, KY12 7HU

The property is accessed via the front entrance which in turn leads through to a bright, spacious reception hall; both areas are floored throughout. A beautiful staircase with decorative bannisters, lead up to the upper floors. This home has retained most of its period features including large sash and case windows with beautiful cornicing, floor tiles and panel doors.

On the ground floor, the family/dining room is filled with light from the large south-facing window. This room could easily accommodate gatherings of family and friends for more formal dining. The south-facing main lounge has an open fire. The kitchen has a wealth of floor and wall-mounted units, with a cosy adjacent family room that provides access to the rear.

Taking the staircase to the first floor, there are four/five good-sized double bedrooms, lacking no shortage of space for free-standing furniture. As with the lounge below, the master bedroom has a feature fireplace with delightful views across fife and a well-presented ensuite shower room. There is a large three-piece family bathroom on this floor.

Journey to the top level where you will discover two further double bedrooms with delightful views over Fife. A large family bathroom is also located on the top level.

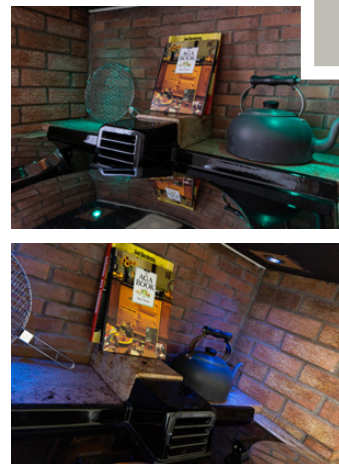
There are well-maintained garden grounds to the front and rear of the property with more than ample parking along with a triple garage. The beautiful secluded back garden affords peace, privacy and security for children and family pets. A triple garage can be accessed via a private road at the rear of the property which also has access to the rear garden.



HALL / DRAWING ROOM / DINING ROOM



KITCHEN / FAMILY ROOM





BEDROOMS / LOUNGE



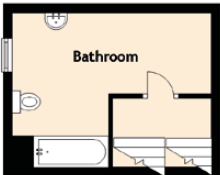


# SPECIFICATIONS

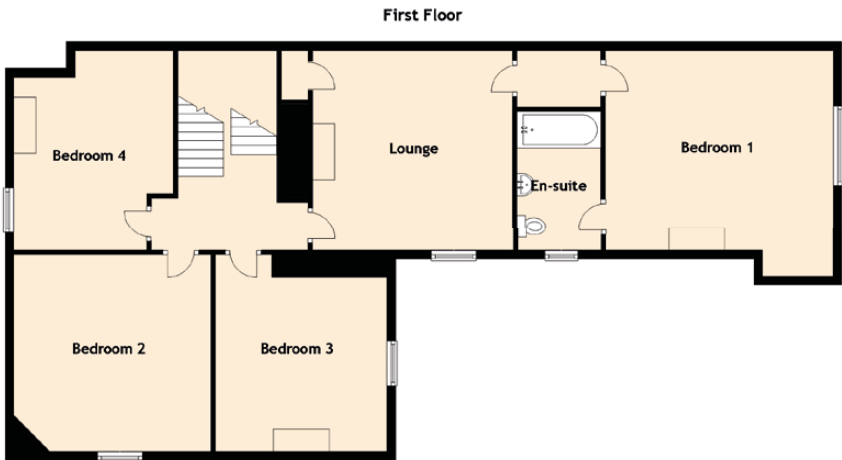
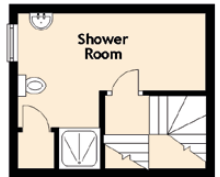
## FLOOR PLAN, DIMENSIONS & MAP



Split Level Ground Floor



Split Level First Floor



Second Floor



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Pantry	1.99m (6'6") x 1.26m (4'2")
Pantry	2.93m (9'7") x 1.99m (6'6")
WC	1.36m (4'6") x 0.83m (2'9")
Kitchen	4.38m (14'4") x 4.36m (14'4")
Family Room	4.41m (14'6") x 3.57m (11'9")
Dining Room	5.48m (18') x 4.31m (14'2")
Drawing Room	6.05m (19'10") x 4.31m (14'2")
Utility	2.62m (8'7") x 2.11m (6'11")

Split Level Ground Floor	
Bathroom	4.46m (14'8") x 3.45m (11'4")

First Floor	
Bedroom 4	4.48m (14'9") x 3.57m (11'9")
Bedroom 2	4.41m (14'6") x 4.38m (14'4")
Bedroom 3	4.39m (14'5") x 3.83m (12'7")
Lounge	4.50m (14'9") x 4.35m (14'3")
En-suite	3.12m (10'3") x 1.87m (6'2")
Bedroom 1	5.08m (16'8") x 4.71m (15'5")

Split Level First Floor	
Shower Room	4.21m (13'10") x 3.51m (11'6")

Second Floor	
Bedroom 6	8.77m (28'9") x 2.71m (8'11")
Bedroom 5	6.71m (22') x 4.49m (14'9")

Gross internal floor area (m<sup>2</sup>): 347m<sup>2</sup> | EPC Rating: D

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



# McEwan Fraser Legal

## Solicitors & Estate Agents

Tel. 01383 660 570  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**JAY STEIN**  
 Surveyor



Professional photography  
**AOIFE McDONALD**  
 Photographer



Layout graphics and design  
**ALLY CLARK**  
 Designer