



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**27 Blackburn Avenue**

DUNFERMLINE, FIFE, KY12 9BQ



# DUNFERMLINE

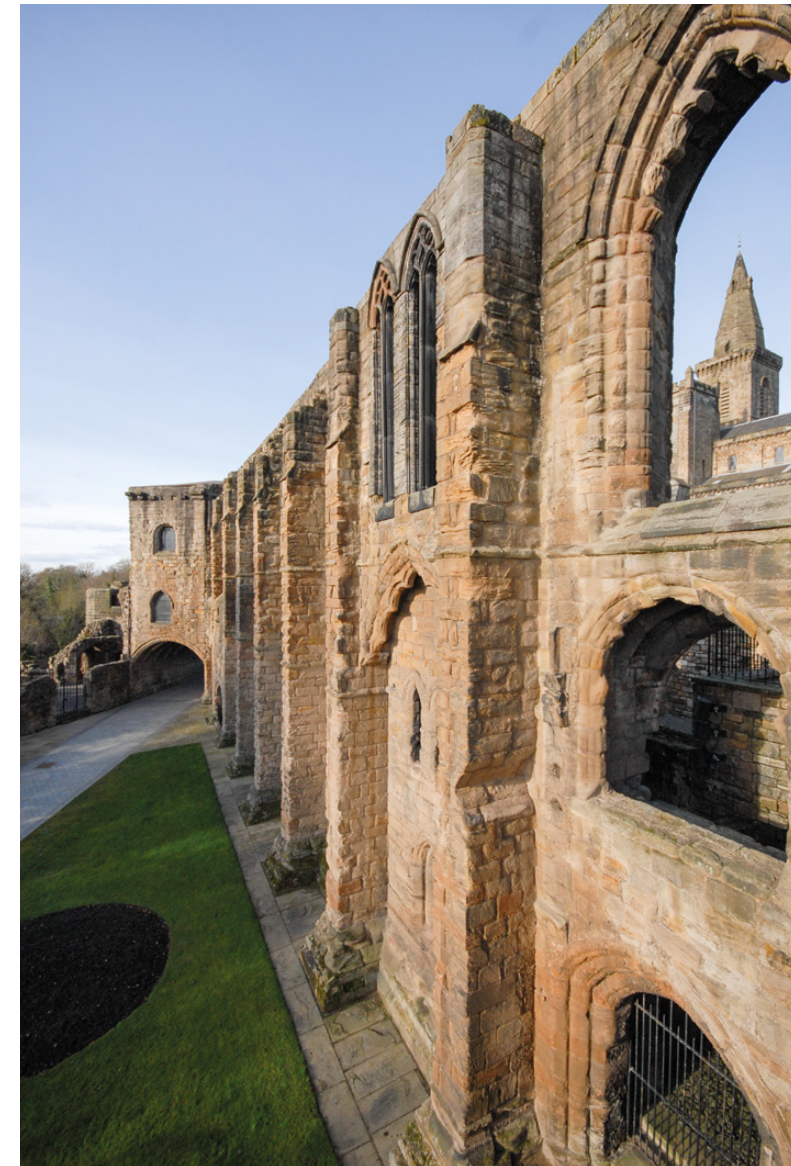
FIFE, KY12 9BQ

“... A MODERN CITY OFFERING ALL THE ATTRACTIONS AND FACILITIES YOU WOULD EXPECT ...”

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 walking distance of the train station and all the amenities of the city centre.



# 27 BLACKBURN AVENUE

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27 Blackburn Avenue is a lovely ground floor flat in the sought after location of Dunfermline. The property is ideally placed with easy access by road or rail.

The property has been well maintained by the current owner and as a result, it is in move-in condition. Access is to the front of the building into a vestibule which leads to the spacious hallway with ample storage. The lounge is located to the rear of the property and has a feature window flooding the room with light. The kitchen

features a range of floor and base units with open views across the rear gardens.

Further, into the property, there are two double bedrooms with the master bedroom offering built-in storage. The three-piece family bathroom completes the accommodation internally.

There is ample parking provided to the front of the property with a large driveway. Gas central heating and double glazing complete the accommodation.





# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.20m (13'9") x 4.10m (13'5")
Kitchen	3.10m (10'2") x 2.80m (9'2")
Bedroom 1	4.10m (13'5") x 3.80m (12'6")
Bedroom 2	3.50m (11'6") x 3.38m (11'1")
Bathroom	1.80m (5'11") x 1.60m (5'3")
Storage	1.42m (4'8") x 1.41m (4'7")

Gross internal floor area (m<sup>2</sup>): 72m<sup>2</sup> | EPC Rating: D

Extras (Included in the sale): Floor covering, light fittings and blinds.

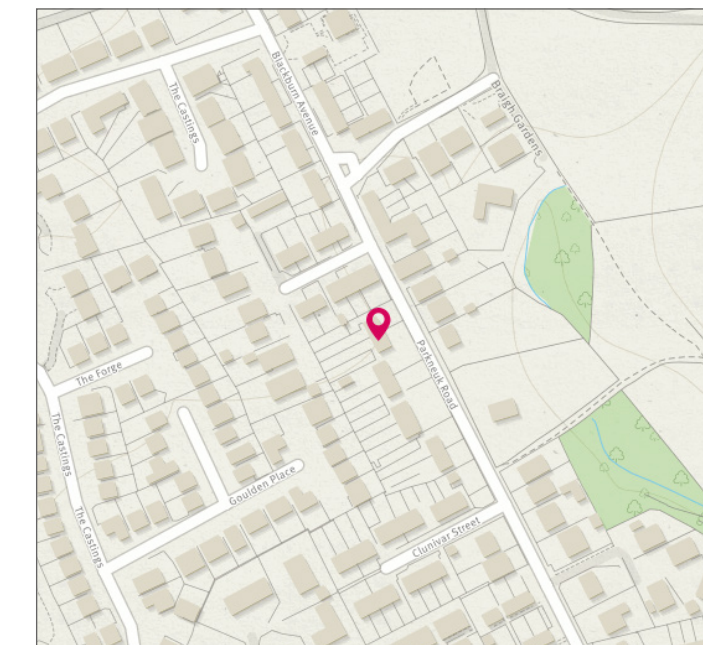


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Text and description  
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 Surveyor



Professional photography  
**GRANT LAWRENCE**  
 Photographer



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