



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**23 Albany Street**

DUNFERMLINE, FIFE, KY12 0QZ



# AREA

## DUNFERMLINE

FIFE

Dunfermline is a modern city offering all the facilities you could expect, including the Kingsgate shopping centre, a selection of supermarkets and superstores and the Fife Leisure Park offering a ten-screen cinema, health club, ten-pin bowling club and an array of bars and restaurants.

For those who enjoy the outdoors, there are a number of public parks and woodland walks including the Pittencrieff park and a number of golf courses. One of the great attractions of Dunfermline is its excellent communication network Edinburgh (sixteen miles), Glasgow (thirty-seven) Dundee (forty-two) and Perth (twenty-eight) Edinburgh Airport (fourteen) all within easy access via road and rail. Schooling of good repute is available throughout Dunfermline for both primary and secondary education.

# 23

## ALBANY STREET

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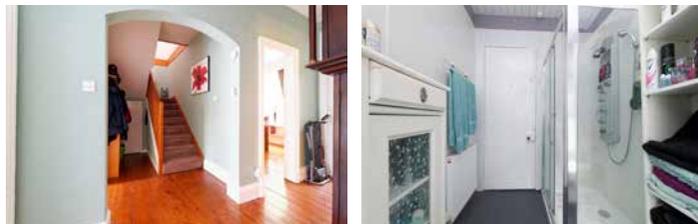
McEwan Fraser Legal is delighted to offer this beautiful and unique four bedroom cottage located in the heart of Dunfermline, the property offers an abundance of space and flexibility.

The accommodation consists of a bright and spacious lounge, with ample natural light, feature fire and surround. Access is gained from the stunning lounge into the well-designed

conservation which is a good size and is completely private. The wonderful kitchen has ample base and wall units and access to the large utility room. There are two large bedrooms on the ground level with ample space for free-standing furniture if required. The family three-piece bathroom with walk-in shower completes the accommodation on this level. The upper level offers a further two double bedrooms with the master having a well-designed Wardrobe area and ample built-in storage. This completes the accommodation on the upper level.

The home is kept warm, comfortable and cosy via the double glazing and gas central heating. The garden space is impressive with its lovely decked area and sheds. On sunnier days, it offers a great place to relax unwind and enjoy a glass of wine at the end of a hard day. This great home would make an ideal buy for many people, from a family to a retired couple.





# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions  
(Taken from the widest point)

Lounge	4.60m (15'1") x 4.20m (13'9")
Conservatory	4.30m (14'1") x 4.03m (13'3")
Kitchen	3.50m (11'6") x 3.30m (10'10")
Dining Room	3.80m (12'6") x 3.50m (11'6")
Utility	3.80m (12'6") x 2.20m (7'3")
Bedroom 1	3.90m (12'10") x 3.70m (12'2")
Bedroom 2	4.60m (15'1") x 3.80m (12'6")
Bedroom 3	3.50m (11'6") x 3.30m (10'10")
Shower Room	2.80m (9'2") x 1.75m (5'9")

Gross internal floor area (m<sup>2</sup>): 126m<sup>2</sup>  
EPC Rating: E





  
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**Part  
 Exchange  
 Available**

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