



  
**McEwan Fraser Legal**  
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**26A Rose Crescent**  
DUNFERMLINE, KY12 0QS



The historic city of Dunfermline is a vibrant and culturally rich centre once the capital of Scotland, the birthplace of the philanthropist Andrew Carnegie and the resting place of Robert the Bruce.

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.







26a Rose crescent is a 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 hallway. The bathroom has fully tiled walls and benefits from a three-piece white suite with WC, wash hand basin and bath with shower over. A modern fitted kitchen with ample storage from its

many wall and base units, contemporary worktops and free-standing electric oven. A large double bedroom is also located on the ground level. The upper level has a large double bedroom with views across Fife and the spacious lounge is located to the rear with panoramic views across fife and beyond.

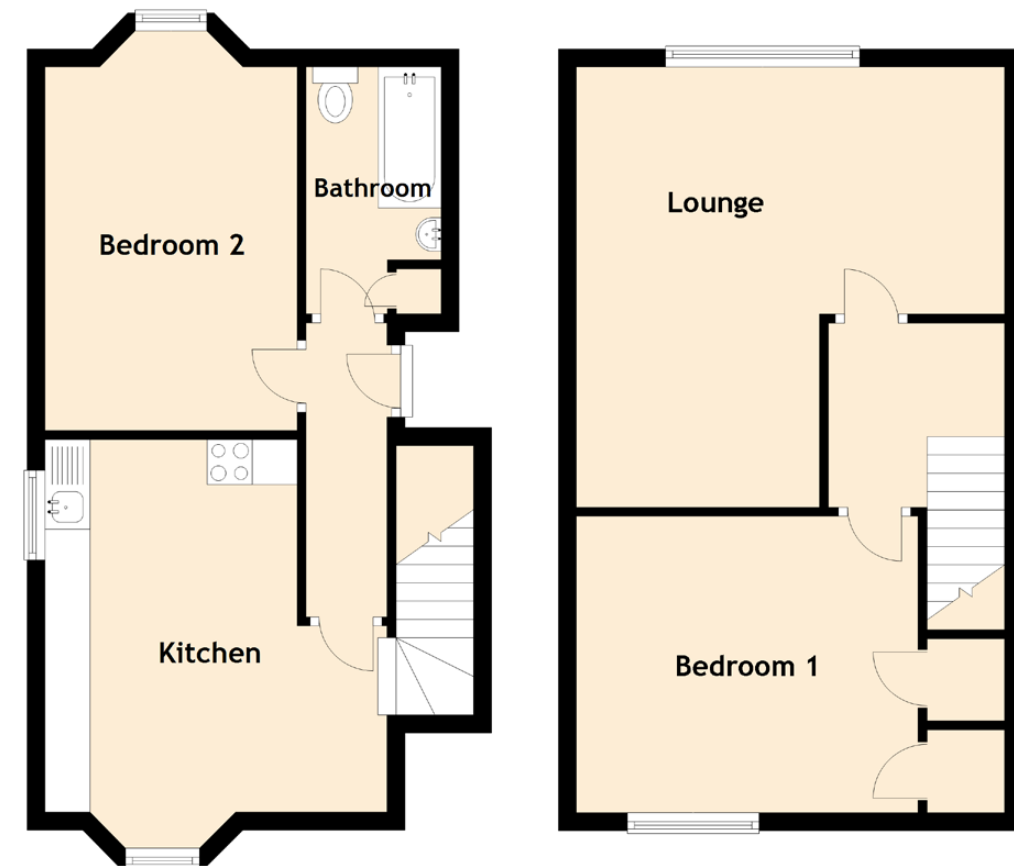
In addition, the property has gas central heating, double-glazing. Ample parking is provided to the front with four separate garden areas located to the rear of the property as well as an outhouse/basement for storage purposes that the property has a share of.





# Specifications & Dimensions

FLOOR PLAN, DIMENSIONS & MAP



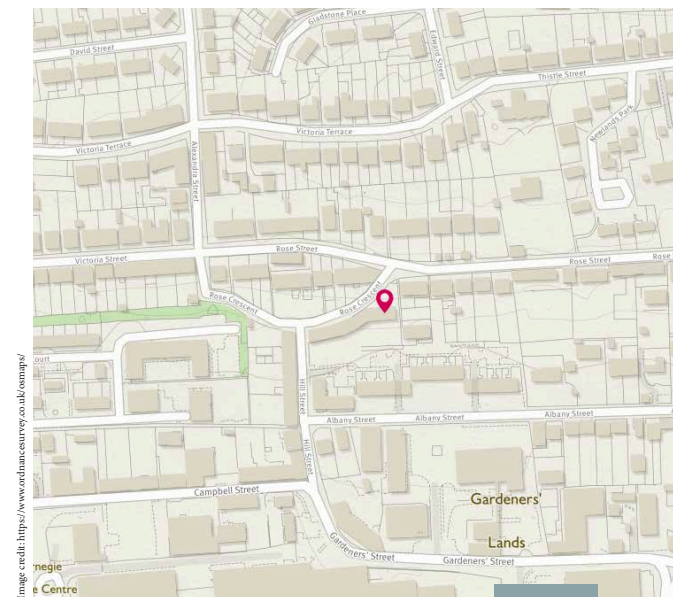
Approximate Dimensions  
(Taken from the widest point)

Lounge	4.85m (15'11") x 4.75m (15'7")
Kitchen	4.15m (13'7") x 3.80m (12'6")
Bedroom 1	3.80m (12'6") x 3.30m (10'10")
Bedroom 2	4.45m (14'7") x 2.80m (9'2")
Bathroom	2.75m (9') x 1.50m (4'11")

Gross internal floor area (m<sup>2</sup>): 77m<sup>2</sup>

EPC Rating: D

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





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