



**McEwan Fraser Legal**

Solicitors & Estate Agents

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2 Lorn Place

DUNFERMLINE, FIFE, KY11 8GQ



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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. 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 which is 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.

Dunfermline is located approximately five miles from the Queensferry Crossing 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.



2 LORN PLACE

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2 Lorn place is a beautiful and very adaptable five-bedroom, three with en-suite shower room, detached villa which is quietly positioned in this highly desirable and child-friendly area. This substantial family home is offered to the market in excellent condition and is finished to an extremely high standard throughout.

In more detail, the accommodation consists of a welcoming hallway with a cloakroom, WC and a useful understair storage cupboard.



The immediately impressive and bright family lounge has space for a range of furniture configurations and a feature window to the front which floods the room with natural light. From here, access is gained, via a set of decorative doors, to the dining room which has ample space for a table and chairs for more formal dining with friends and family. French doors open from here, and the kitchen room onto the rear garden.





The hub of the home is the magnificent kitchen/diner, which has been beautifully fitted to include a good range of floor and wall mounted units with a striking worktop, providing a fashionable and efficient workspace.

It further benefits from two integrated ovens, a fan/microwave oven and a steam oven hob, extractor hood, large fridge and dishwasher. The dining/breakfasting area has space for a further dining table or a comfy sofa. In the utility room there is also an integrated washing machine.





A large family room/study completes the accommodation on the ground floor. This room would be ideal for those working from home.



The first floor offers thoughtfully planned accommodation. The bright and spacious master bedroom has a range of fitted wardrobes and an en-suite shower room. The guest bedroom has fitted wardrobes and also benefits from its own en-suite shower room. The remaining two bedrooms also have fitted wardrobes and ample space for additional furniture and one, again, with an en-suite shower room. The contemporary, three-piece family bathroom suite completes this floor. Access to the partially floored loft is gained from the landing. The property further benefits from gas central heating and double glazing.

Externally, there is a driveway with space for three To four vehicles and access to the double garage (via a door in the utility room or the external electric door,) which could easily be converted into additional living accommodation, subject to obtaining the necessary consents. The front garden is easy to maintain while the rear garden is a place where you and your family can thrive and benefits from thoughtful landscaping and design.











Approximate Dimensions (Taken from the widest point)

Ground Floor

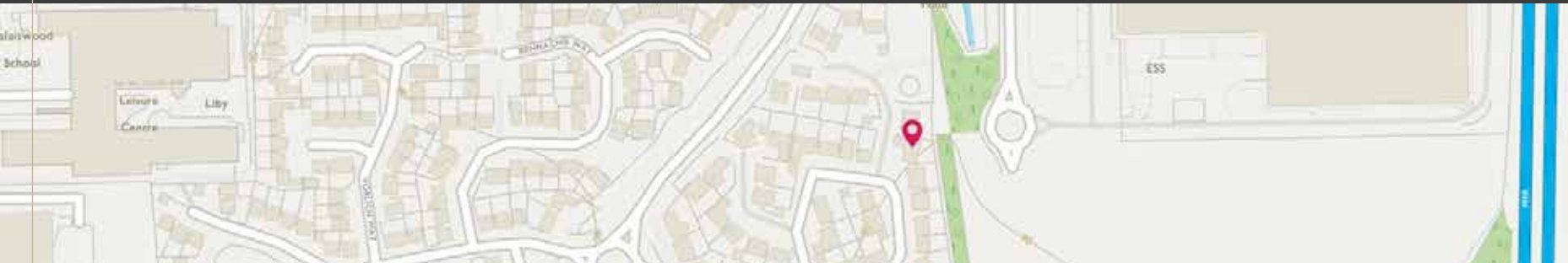
Lounge	7.65m (25'1") x 4.55m (14'11")
Family Room/Study	4.65m (15'3") x 4.20m (13'9")
Kitchen/Diner	10.45m (34'3") x 4.80m (15'9")
Utility	2.70m (8'10") x 2.40m (7'10")
WC	1.90m (6'3") x 1.40m (4'7")
Double Garage	5.80m (19') x 5.55m (18'3")

First Floor

Bedroom 1	4.55m (14'11") x 4.08m (13'5")
En-suite	2.40m (7'10") x 1.80m (5'11")
Bedroom 2	4.75m (15'7") x 2.90m (9'6")
En-suite	2.70m (8'10") x 1.45m (4'9")
Bedroom 4	4.55m (14'11") x 2.90m (9'6")
Bedroom 3	3.75m (12'4") x 3.60m (11'10")
En-suite	2.40m (7'10") x 1.10m (3'7")
Bedroom 5	2.60m (8'6") x 2.40m (7'10")
Bathroom	2.70m (8'10") x 2.25m (7'5")

Gross internal floor area (m²): 222m² | EPC Rating: C

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





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