




McEwan Fraser Legal
Solicitors & Estate Agents
01383 660 570

Attic Flat 51 Rolland Street

DUMFERMLINE, KY12 7ED

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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 10 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 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.



ATTIC FLAT, 51 ROLLAND STREET

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This exceptional apartment is set within a popular area close to the town centre and railway station. Stylish, and with many modern features, the apartment is beautifully presented in a newly refurbished manner throughout and is fully compliant with rental requirements.

The property is located in a sought after residential area surrounded by similar properties and has been refurbished to give the essence of modern contemporary living. Presented immaculately and finished to a good standard, Viewing is highly recommended to appreciate this high calibre property.

Access to the apartment building is from the rear staircase. The apartment entrance is welcoming from a porch and up a further set of stairs. The lounge sits at the heart of the apartment and is open-plan to the kitchen a feature fireplace anchors the room. The kitchen is delightful with modern style units. There is space for a small table and chairs. A separate utility room houses the washing machine.

There are two bedrooms each is carpeted for comfort. The shower room comprises a modern white three-piece suite with stylish vanity unit and a corner shower enclosure. The feature wallpaper will amuse you. Free residential parking permits are available.

Well-maintained communal garden grounds sit to the rear of the property. This is a superb location for the commuter and an excellent opportunity to find your freedom and independence.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

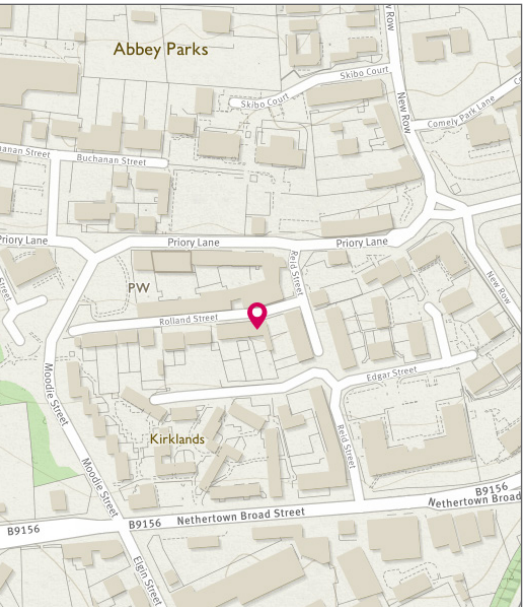


Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen	5.60m (18'4") x 4.30m (14'1")
Utility	1.80m (5'11") x 1.20m (3'11")
Bedroom 1	3.20m (10'6") x 3.10m (10'2")
Bedroom 2	4.00m (13'1") x 2.40m (7'10")
Shower Room	2.20m (7'3") x 1.50m (4'11")

Gross internal floor area (m²): 55m²

EPC Rating: D





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Tel. 01383 660 570
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
JAYNE SMITH
 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALLY CLARK
 Designer