




McEwan Fraser Legal
Solicitors & Estate Agents
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9 St. Lawrence Street

DUNFERMLINE, KY11 4PN



Dunfermline

KY11 4PN

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.





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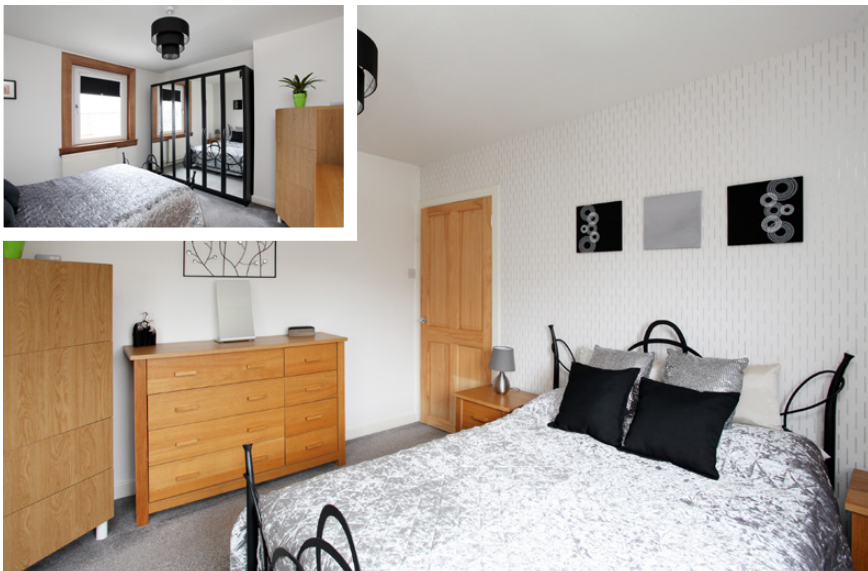
An excellent opportunity has arisen to acquire this wonderful semi-detached house, well situated in the heart of Dunfermline. Viewing of this property is highly recommended.

Internally the accommodation is in immaculate decorative order, briefly comprising: ground floor: entrance hallway, lounge with large windows letting in an abundance of light and a lovely focal fireplace, a modern and bright kitchen with a freestanding gas cooker with extractor fan and access into the bright sun room. The dining room has space for a table and six chairs for more formal dining.

Upstairs there are three good size bedrooms which include the impressive master bedroom with storage, very attractive bathroom with shower. There is ample storage throughout the upper floor. The property is set within good sized garden grounds which are landscaped, fully enclosed and screened to the rear for privacy and seclusion and which include, driveway and large garage.

This property also benefits from gas central heating, full double glazing, a driveway to allow for off-street parking for up to 3 cars, as well as more than adequate unrestricted on-street parking to accommodate for visitors.





Specifications & details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.40m (14'5") x 4.00m (13'1")
Dining Room	3.40m (11'2") x 3.35m (11')
Kitchen	5.35m (17'7") x 2.45m (8')
Sun Room	3.35m (11') x 2.00m (6'7")
Bedroom 1	3.60m (11'10") x 3.35m (11')
Bedroom 2	3.50m (11'6") x 3.50m (11'6")
Bedroom 3	3.35m (11') x 2.95m (9'8")
Shower Room	2.40m (7'10") x 1.45m (4'9")

Gross internal floor area (m²): 107m²

EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds and wardrobes in bedroom 2.

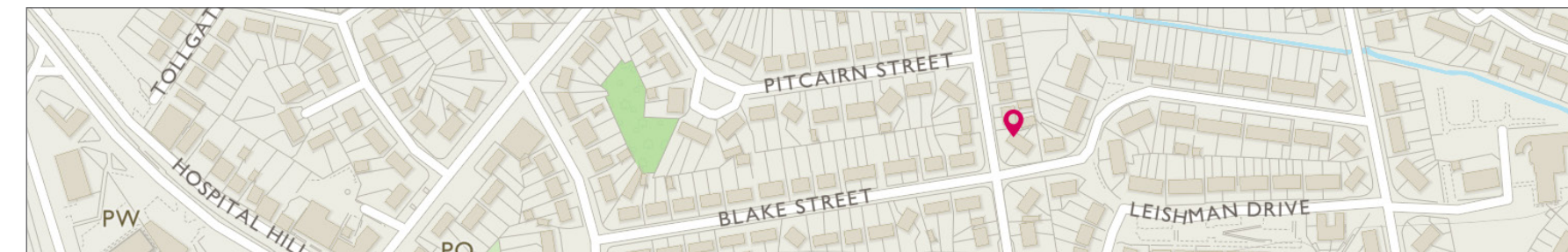


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