

# 38 Kingfisher Place

DULOCH, DUNFERMLINE, FIFE, KY11 8JJ



*Wonderful five-bedroom home in a sought after development with excellent commuter links*



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We are delighted to introduce to the market this spacious five-bedroom property built in this exclusive development. Ideally positioned in a sought after and quiet residential area, it provides a safe environment for children and offers great privacy. This is a beautifully designed executive five-bedroom family home, which provides substantial accommodation for a growing family.

# THE LOUNGE



The property is offered to the market in "walk-in" condition. In more detail, the accommodation comprises a welcoming hallway with stairs leading to the upper level, a pristine formal and bright lounge to the front of the property with a feature window that floods the room with natural light and French doors leading into the rear garden room.

# THE GARDEN ROOM



# THE KITCHEN



The fully fitted kitchen with family area/breakfasting area has been beautifully fitted to include a quality range of floor and wall mounted units, with a striking work surface, which provides a fashionable and efficient workspace. It further benefits from a microwave, oven, gas hob and extractor hood. There is a separate fully tiled utility room with an external door. Also on the ground level, you will find bedroom five or a very adaptable study office space.



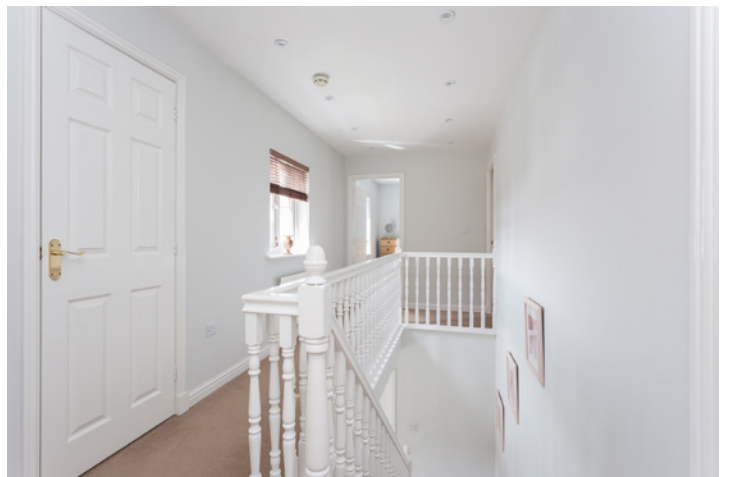
# THE UTILITY & WC



# BEDROOM 5



The upper landing has been thoughtfully planned and consists of four well-appointed bedrooms. The immaculate master bedroom boasts a fantastic en-suite and wardrobes. Also on this floor, you will find the contemporary three-piece family bathroom. This completes the impressive accommodation internally.



# BEDROOM 1



# BEDROOM 2





# BEDROOM 3



# BEDROOM 4 & THE BATHROOM

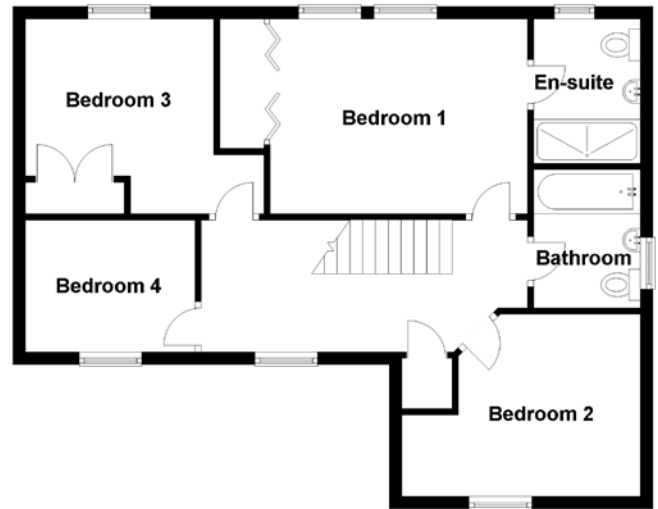
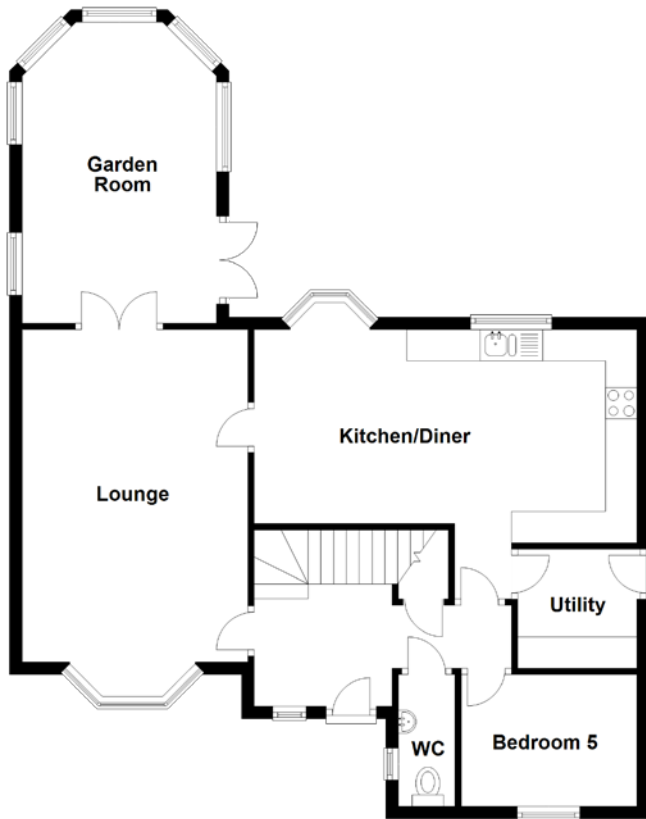


The property benefits from gas central heating and double-glazing for additional comfort. Externally, there is a double detached garage, and a driveway providing off-road parking for up to five vehicles. The large rear garden is fully enclosed and is a place where you and your family can enjoy privacy and seclusion.

# THE GARDEN



# FLOOR PLAN, DIMENSIONS & MAP



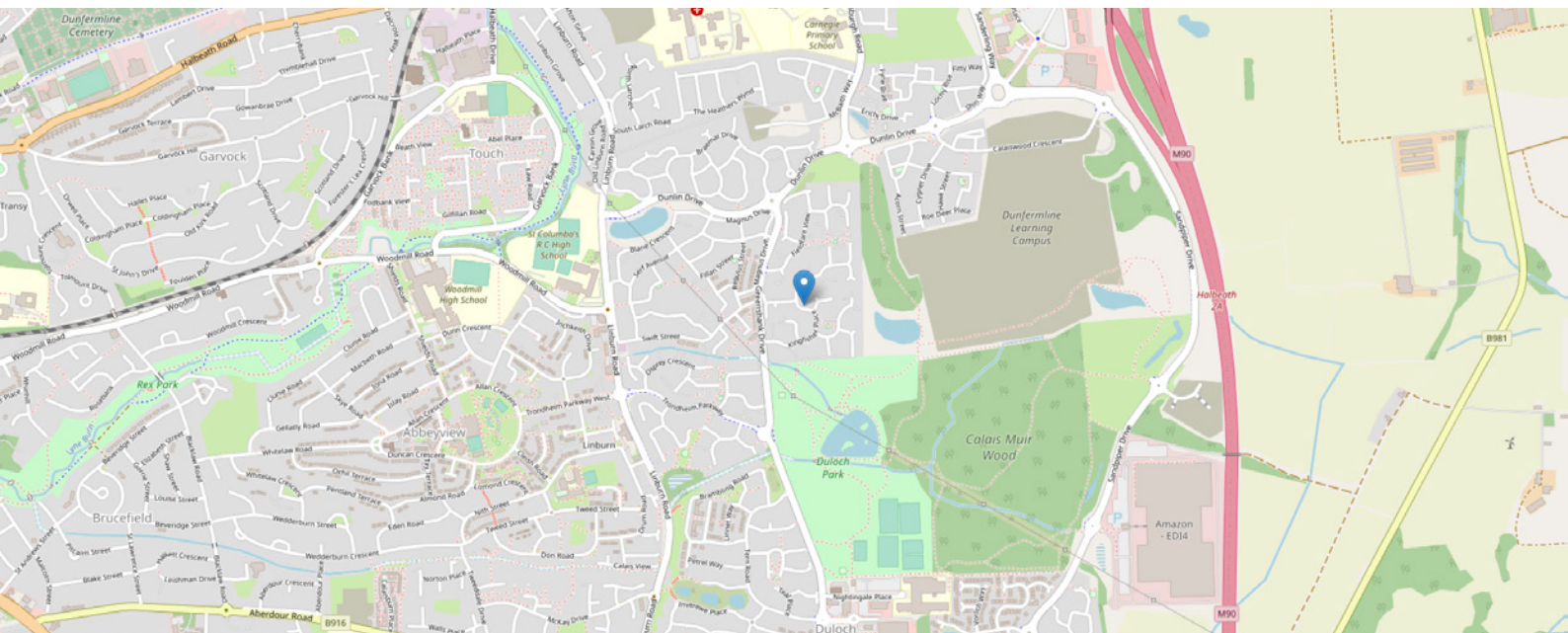
Approximate Dimensions (Taken from the widest point)

Lounge	5.30m (17'5") x 3.60m (11'10")
Garden Room	4.75m (15'7") x 3.10m (10'2")
Kitchen/Diner	6.10m (20') x 3.40m (11'2")
Utility	1.90m (6'3") x 1.90m (6'3")
WC	2.10m (6'11") x 0.90m (2'11")
Bedroom 1	4.10m (13'5") x 3.20m (10'6")
En-Suite	2.40m (7'10") x 1.70m (5'7")
Bedroom 2	3.80m (12'6") x 2.90m (9'6")

Bedroom 3	3.80m (12'6") x 3.10m (10'2")
Bedroom 4	2.70m (8'10") x 2.10m (6'11")
Bedroom 5	2.80m (9'2") x 2.10m (6'11")
Bathroom	2.20m (7'3") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 138m<sup>2</sup>  
EPC Rating: C

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



# THE LOCATION

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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