

91 Woodmill Crescent

DUNFERMLINE, FIFE, KY11 4AJ



*LOVELY THREE BEDROOM HOUSE IN A
POPULAR RESIDENTIAL LOCATION*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





An excellent opportunity has arisen to acquire this unique mid-terraced house, well situated in the heart of Dunfermline. Viewing of this property is highly recommended. Internally the accommodation is in good decorative order, briefly comprising: an entrance hallway, a lounge with large windows letting in an abundance of light and a lovely focal fireplace, a modern and bright kitchen with a gas hob/electric oven with extractor fan and access to the garden through the rear door, 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, spacious 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 wooden shed. This property also benefits from gas central heating, a driveway to allow for off-street parking for up to two cars, as well as more than adequate unrestricted on-street parking to accommodate for visitors.

the lounge





dining room



the kitchen





bedroom 1





bedroom 2

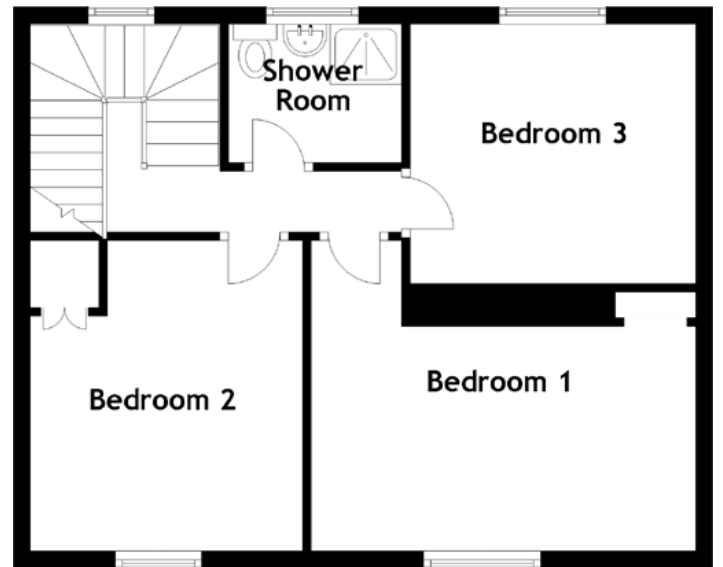
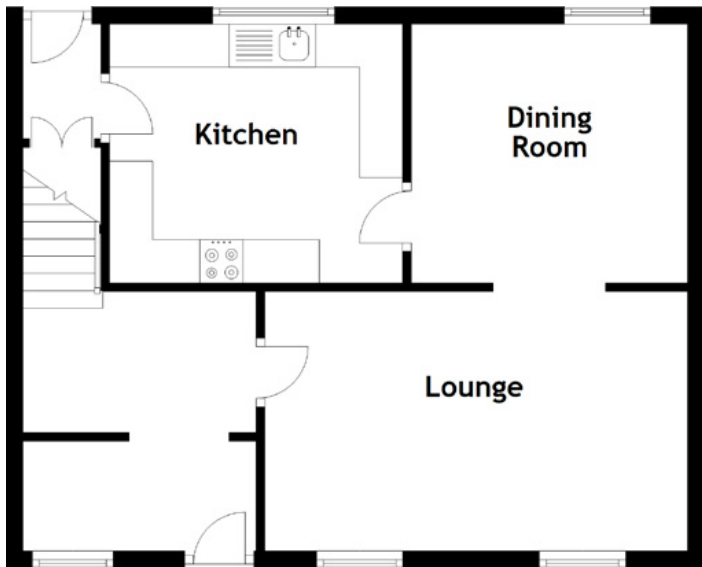




bedroom 3







Approximate Dimensions

(Taken from the widest point)

Lounge	4.90m (16'1") x 3.00m (9'10")
Dining Room	3.20m (10'6") x 3.00m (9'10")
Kitchen	3.40m (11'2") x 3.00m (9'10")
Bedroom 1	4.20m (13'9") x 3.60m (11'10")
Bedroom 2	3.60m (11'10") x 3.00m (9'10")
Bedroom 3	3.30m (10'10") x 3.00m (9'10")
Shower Room	2.00m (6'7") x 1.60m (5'3")

Gross internal floor area (m²): 94m²

EPC Rating: D

Extras (Included in the sale): Fridge freezer and washing machine.



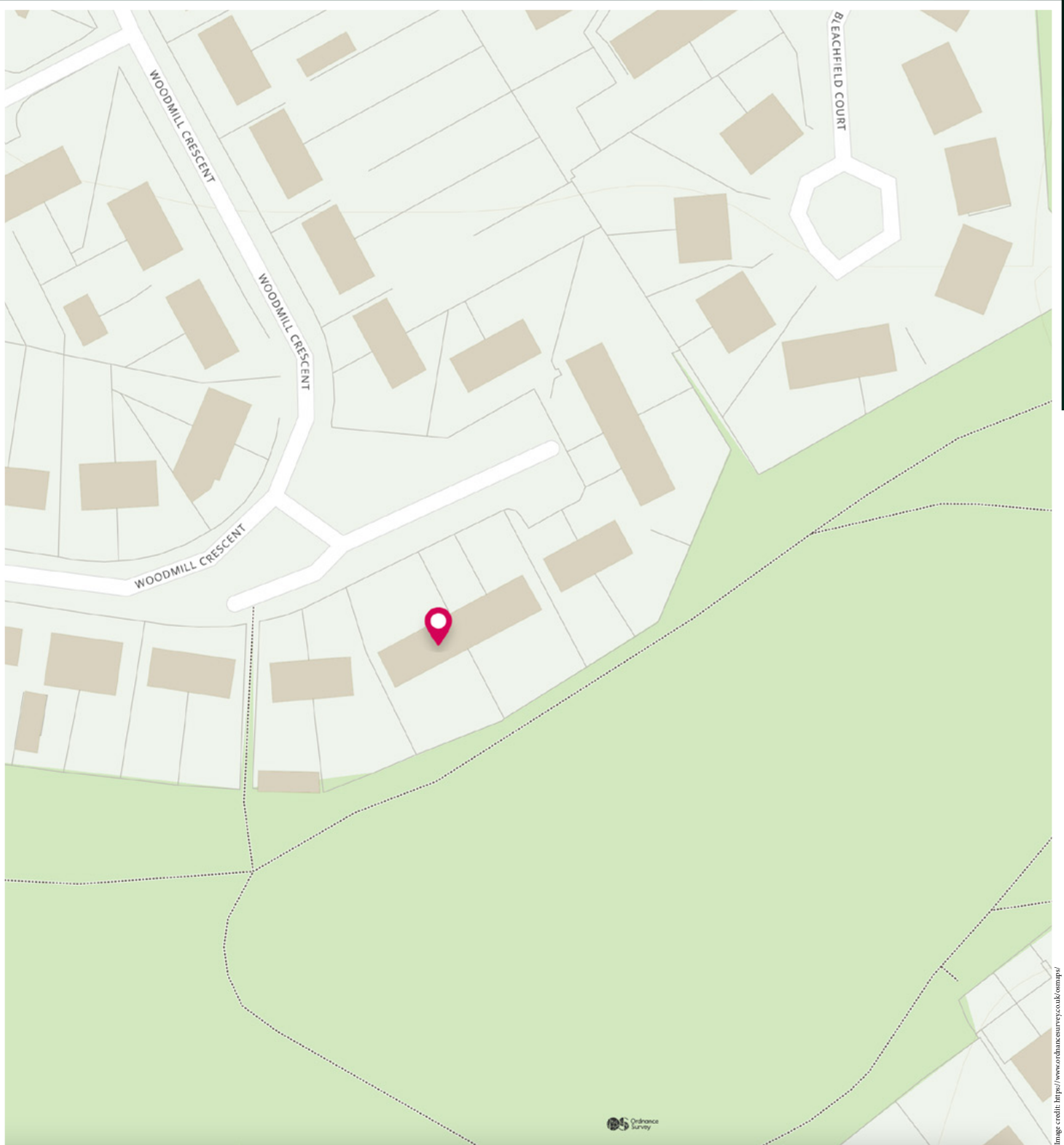


The Royal Burgh of Dunfermline is the birthplace of Andrew Carnegie and the resting place of Sir Robert the Bruce in the famous Dunfermline Abbey.

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 & Dundee.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
JAY STEIN
Area Sales Manager



Professional photography
LEIGH ROLLO
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.