

7 Woodruff Gait

DUNFERMLINE, FIFE, KY12 0NL



*Lovely, four-bedroom, mid-terraced townhouse
in a highly desirable and much sought-after
location in the heart of Dunfermline*



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McEwan Fraser Legal are delighted to bring to the market this lovely, four-bedroom, mid-terraced townhouse in a highly desirable and much sought-after location in the heart of Dunfermline. Freshly decorated and ready to move into, this property would be a fantastic acquisition as its superb spot offers great commuting links, as well as being within a short distance of local amenities. This is a lovely spacious, light-filled house with open views and excellent storage provisions throughout.

THE KITCHEN/DINER



The welcoming hall gives access to all apartments. The well-designed kitchen/dining area offers scope for various furniture configurations and is flooded with natural light. The modern kitchen has been fitted with a range of floor and wall-mounted units with French doors leading to the deck area and garden. It boasts a host of appliances including a fridge freezer, washing machine, dishwasher, gas hob, electric oven and has an abundance of work surface space. The dining area is a lovely space and a perfect area for entertaining with access to the rear gardens. A guest cloakroom completes the accommodation on the ground floor.





Continuing upstairs to the first floor you will discover the lounge to the front with wonderful views and ample space for various furniture configurations. You will also find a versatile double bedroom with a double wardrobe which could also work well as a home office/study. The family bathroom is located on this level and is partially tiled and consists of a white three-piece suite.

THE BATHROOM



THE LOUNGE



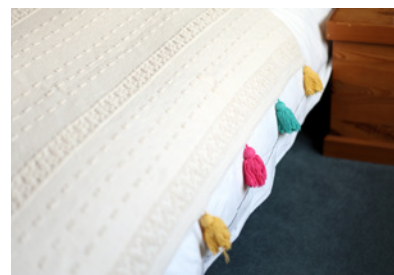
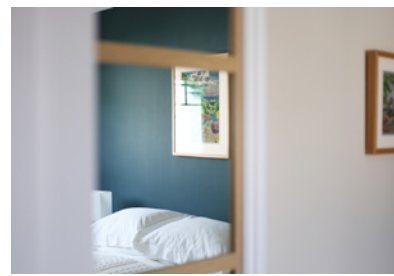
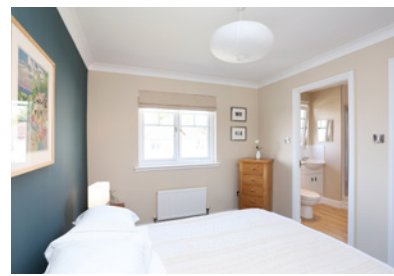
BEDROOM 4



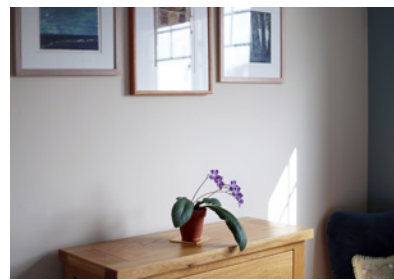
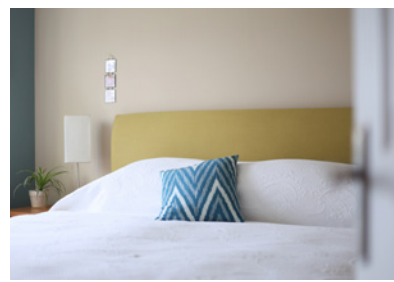
Continuing to the top floor you will find three further bedrooms. The master bedroom features lovely views to the rear with fantastic ensuite shower room and double fitted wardrobes.

Another double bedroom with ensuite shower room faces the front of the property as well as a single bedroom with built-in wardrobe.

THE MASTER BEDROOM



BEDROOM 2



BEDROOM 3



Externally, the property benefits from an attractive and well-maintained small front garden. The back garden is beautifully landscaped and secure by fencing perfect for outdoor living and safe for children and pets. The front of the property offers space for off-street parking for several vehicles and also a single garage is on hand. This comfortable home also features gas central heating and double glazing. This is an excellent opportunity to acquire this spacious family home quietly located in this desired residential development.

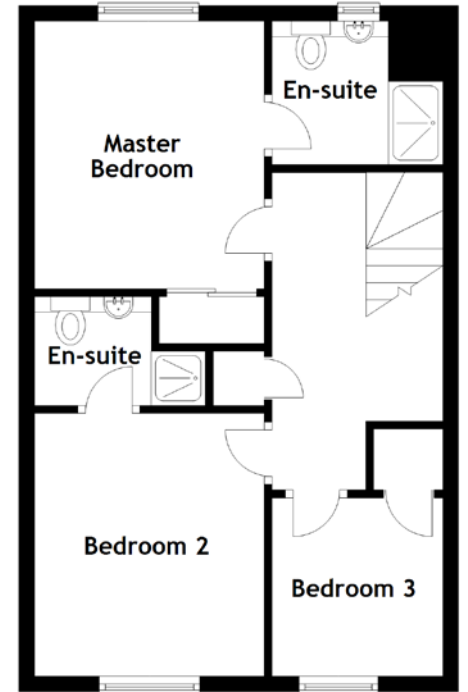
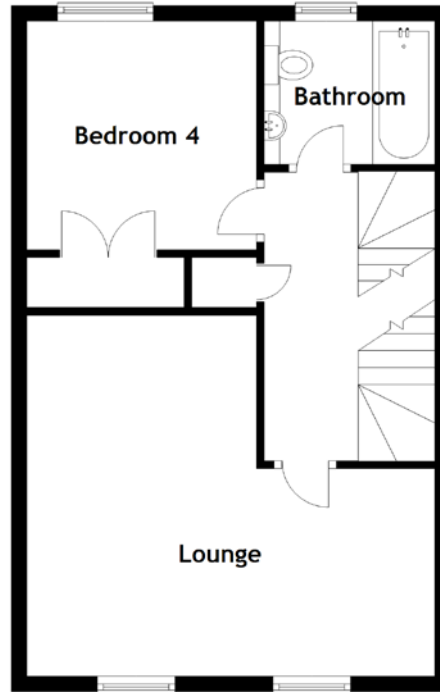
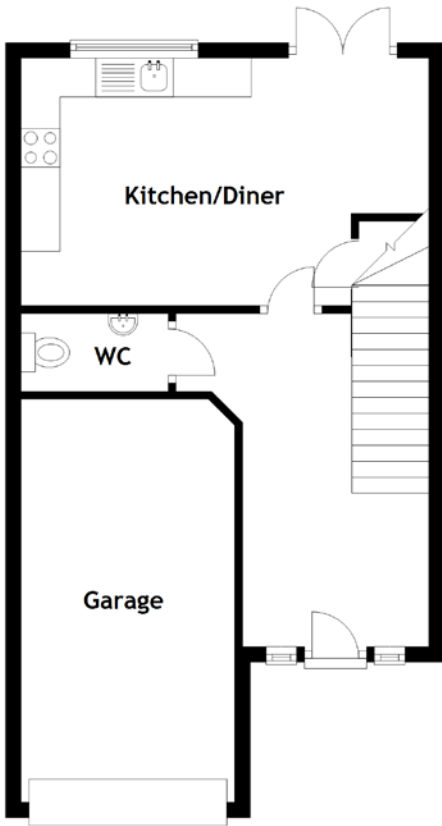
Viewing is highly recommended to appreciate the accommodation on offer.

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP

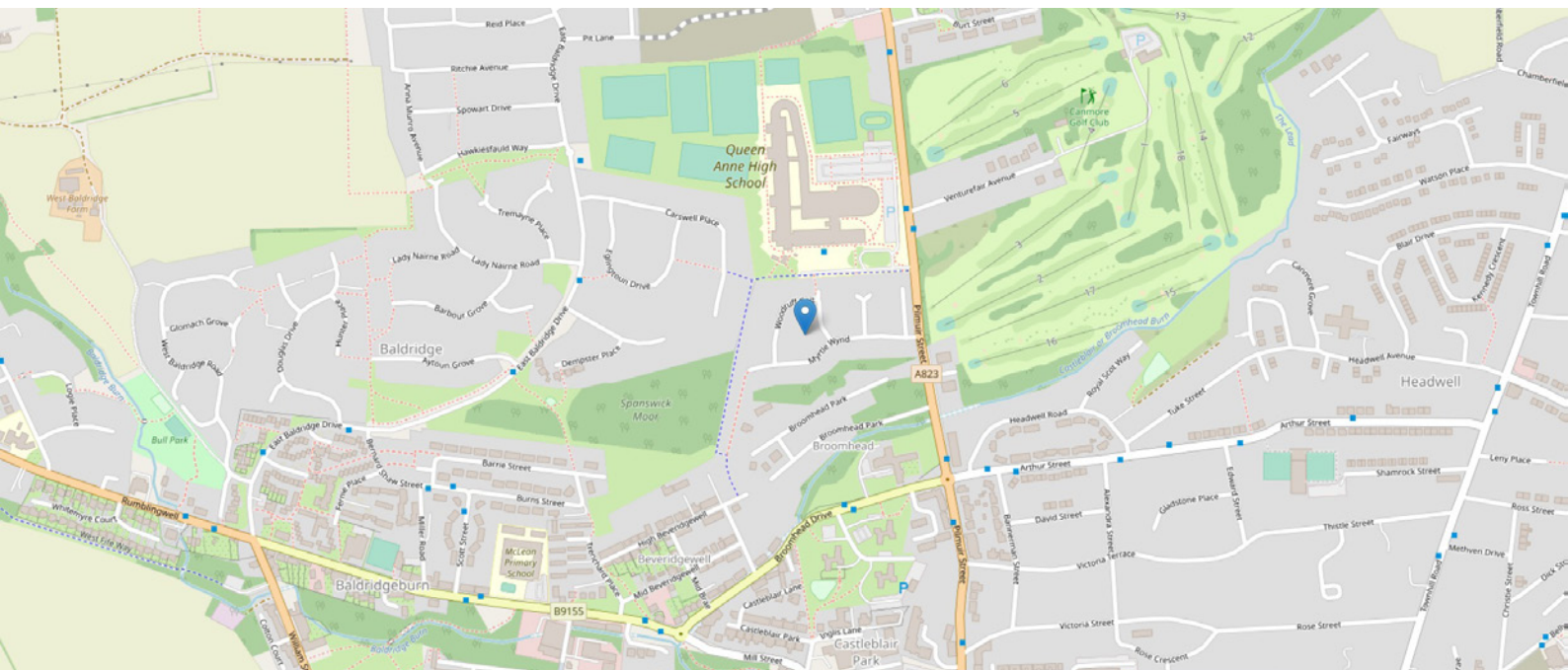


Approximate Dimensions (Taken from the widest point)

Kitchen/Diner	5.25m (17'3") x 3.20m (10'6")
WC	1.90m (6'3") x 1.00m (3'4")
Bathroom	2.20m (7'2") x 1.85m (6'1")
Lounge	5.25m (17'3") x 4.65m (15'3")
Master Bedroom	3.45m (11'4") x 2.85m (9'4")
En-suite	2.20m (7'2") x 1.85m (6'1")

Bedroom 2	3.40m (11'2") x 2.85m (9'4")
En-suite	2.20m (7'3") x 1.40m (4'7")
Bedroom 3	2.30m (7'7") x 2.20m (7'2")
Bedroom 4	2.95m (9'8") x 2.85m (9'4")
Garage	5.20m (17'1") x 2.60m (8'6")

Gross internal floor area (m²): 116m²
EPC Rating: C



THE LOCATION

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 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.



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