

# 137 Brucefield Avenue

DUNFERMLINE, FIFE, KY11 4SU



*WONDERFUL FOUR BEDROOM HOUSE WITH  
FULL PLANNING FOR A LARGE EXTENSION*



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This highly desirable four-bedroom detached bungalow is perfectly suited for all types of buyers, a wonderful home for those looking to expand their family. This property benefits from a quiet, corner location and has a private driveway and easily managed front and rear garden grounds. The property is set in a picturesque location in the centre of the city close to all commuter links.

Internally, the accommodation briefly comprises an entrance hall, and a generous lounge with large windows flooding the room with natural light. There is a fully fitted kitchen with a range of floor and base units with integrated appliances. There are three large double bedrooms with ample space for free-standing furniture if required, and a three-piece lovely modern bathroom.

The upper level has been meticulously designed to offer a further double bedroom. The basement is fully powered and would make a fantastic office or studio for those working from home.

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**Bedroom 1**







**Bedroom 2**





**Bedroom 3**





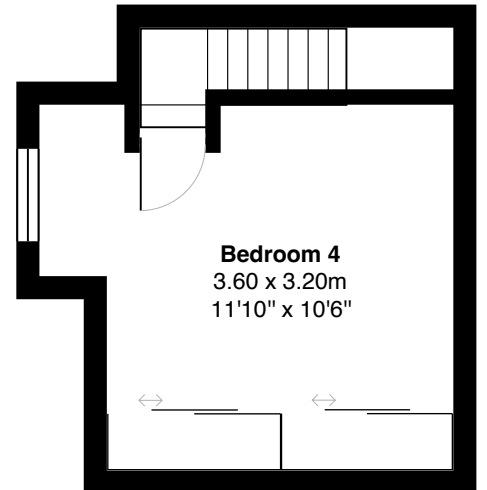
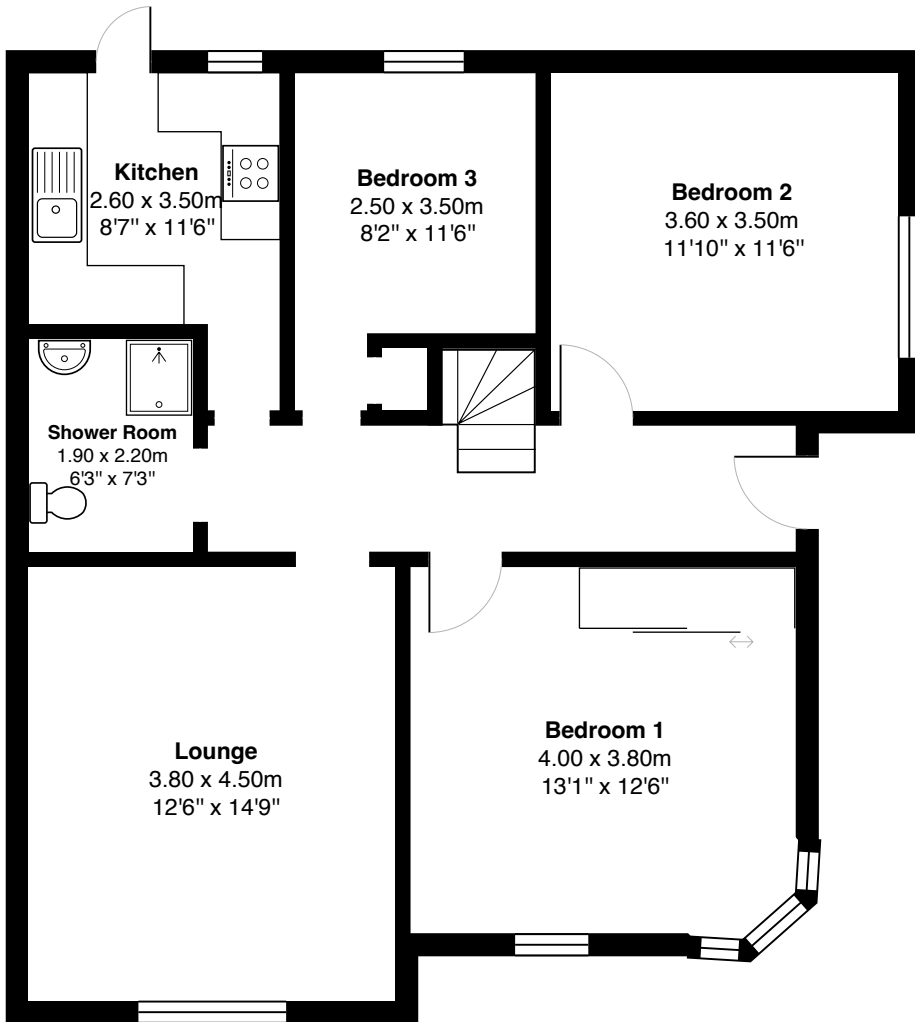


**Bedroom 4**









Gross internal floor area (m<sup>2</sup>): 102m<sup>2</sup>

EPC Rating: D



To the rear of the property, there is a large, paved garden area with grass which is perfect for relaxing on those late summer evenings. In addition, if desired, there is sufficient space to extend the property to the rear (full planning already in place). Viewing is highly recommended to appreciate the accommodation on offer.







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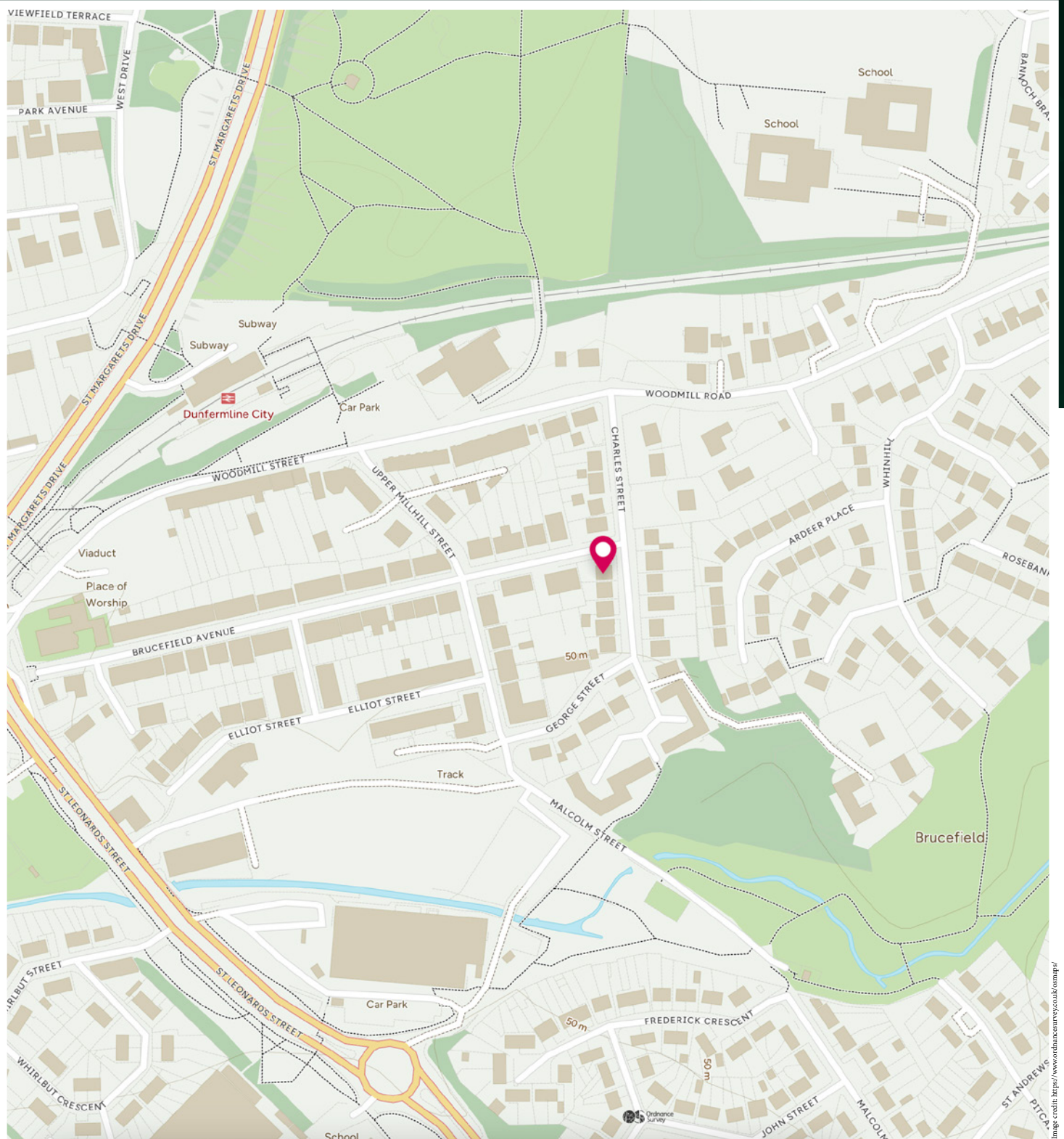
Dunfermline is a historic town located in Fife, Scotland. It holds significant historical and cultural importance as the birthplace of many Scottish monarchs, including King Robert the Bruce. The town features a rich architectural heritage, with landmarks such as Dunfermline Abbey, which dates back to the 11th century and was once a grand royal residence. The Abbey's ruins and its adjacent palace are major attractions, offering insights into Scotland's medieval history.

Dunfermline is a mix of historical charm and modern amenities, offering a range of shops, restaurants, and cultural events. 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 Bridges 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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# McEwan Fraser Legal

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