

28 Bracken Road

DUNFERMLINE, FIFE, KY11 8PS



*BEAUTIFULLY PRESENTED FOUR BEDROOM
HOME IN A PRIVATE DEVELOPMENT*



01383 660 570



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





We are thrilled to present to the market this exquisite four-bedroom detached villa, situated on a prime plot in a highly desirable location. The property has been meticulously finished to an exceptional standard, with a strong focus on creating a bright, modern, and effortlessly flowing layout that is both practical and stylish.

Upon entering the home through the welcoming entrance hallway, you are greeted by a convenient WC. The spacious lounge is bathed in natural light and features a neutral decor, offering a versatile and inviting living space.

The Property



The stunning kitchen/ dining area is fully fitted with high-quality floor and wall-mounted units, integrated appliances, and elegant Silestone worktop and smoked glass splash-back, creating a chic and functional workspace. Patio doors open out to the garden, seamlessly blending indoor and outdoor living. Additionally, the utility room provides practical access to the rear garden.







Ascending the staircase to the upper level, you will find four generously sized bedrooms, two of which boast en-suite facilities.







Bedroom 2





Bedroom 3





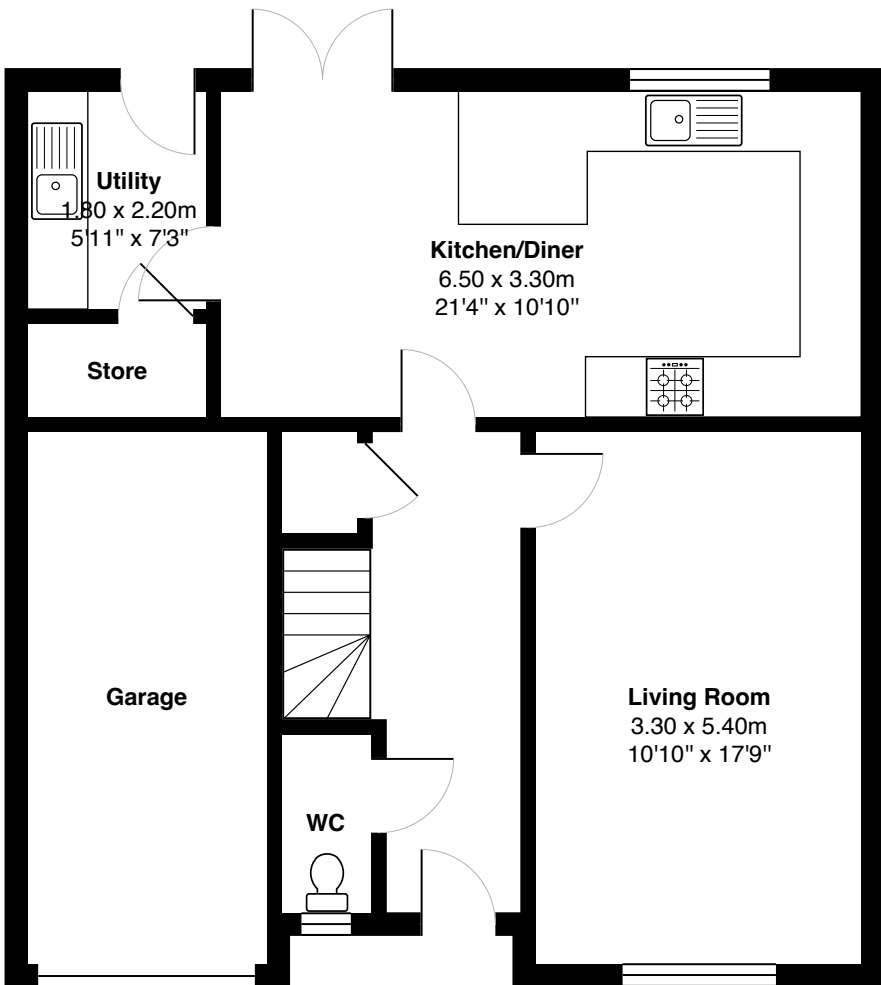
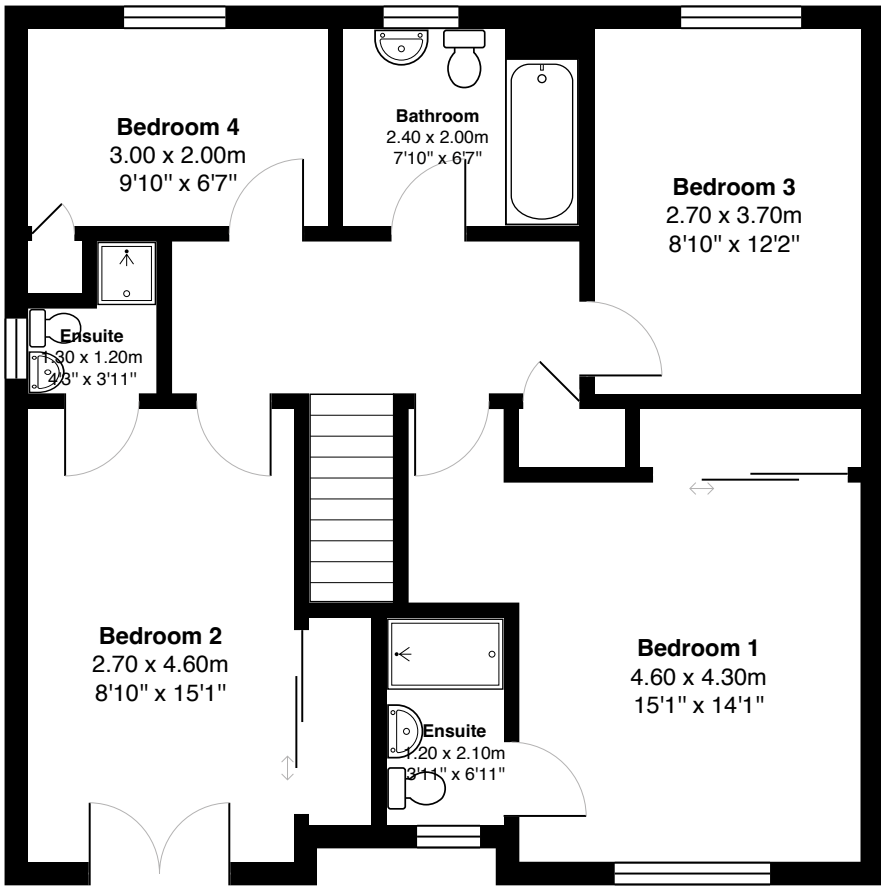
Bedroom 4





The contemporary four-piece family bathroom adds the finishing touch to the internal accommodation.





Gross internal floor area (m²): 138m²

EPC Rating: B

Externally the property is accessed via a large driveway which features an electric vehicle charger to the side, leading to a beautifully maintained private south-facing garden. The rear garden is a true highlight, thoughtfully landscaped to offer a safe and secure environment where you and your family can relax and enjoy outdoor living. Double glazing, solar panels and gas central heating further enhance the property's appeal, ensuring comfort and efficiency throughout the year.



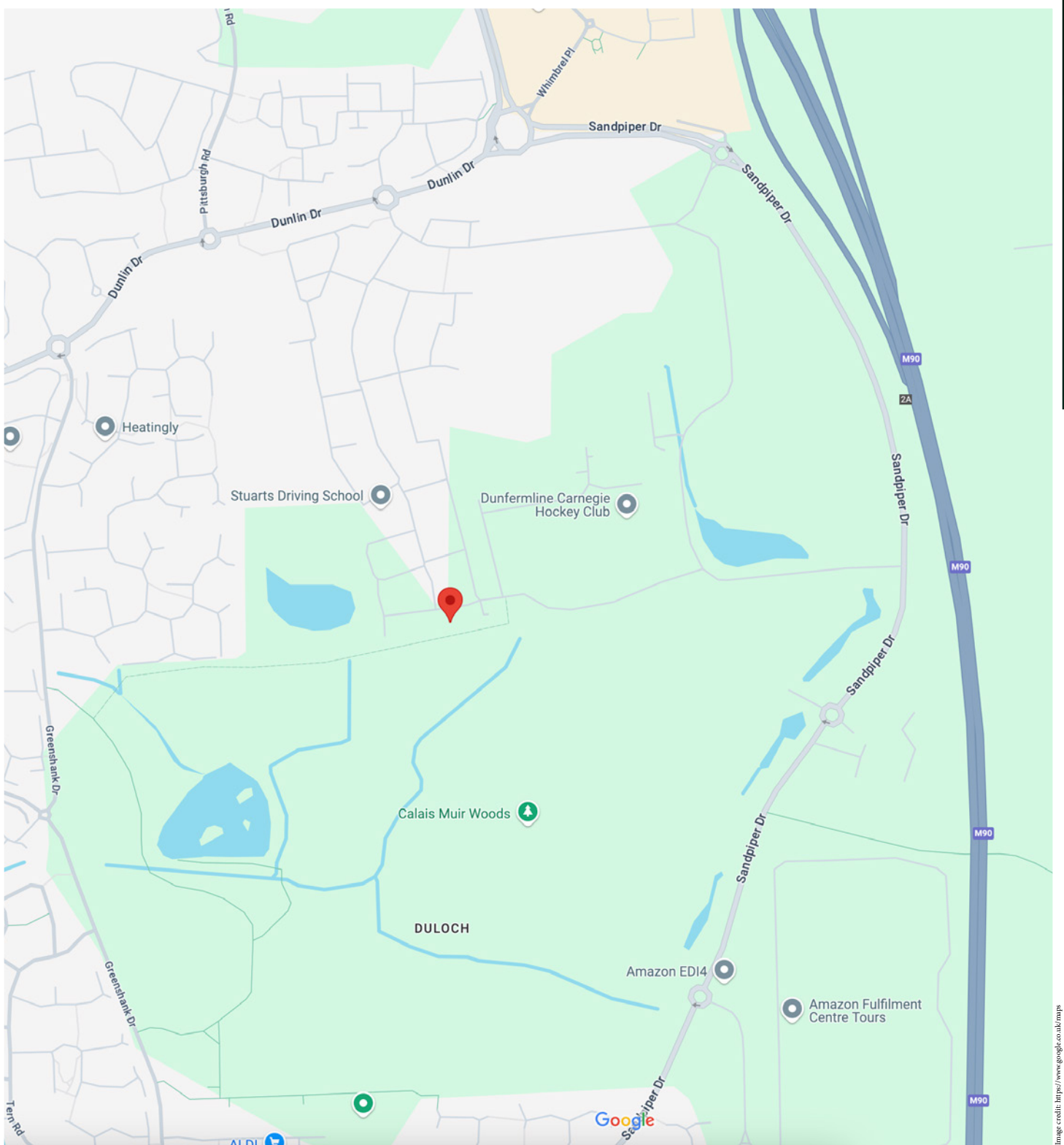


Dunfermline is a historic town located in Fife, Scotland. It holds significant historical and cultural importance as the birthplace of many Scottish monarchs, including King Robert the Bruce. The town features a rich architectural heritage, with landmarks such as Dunfermline Abbey, which dates back to 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 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.

This property falls within the catchment area of Carnegie Primary School. For secondary education, the property is in the catchment area of the new Dunfermline Learning Campus, which includes both St Columba's RC High School and Woodmill High School.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01383 660 570
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk



Text and description
JAY STEIN
 Area Sales Manager



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer

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