





DUNFERMLINE

FIFE, KY12 9DX

An ideal location for the commuter, 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 Royal Burgh of Dunfermline is the birthplace of Andrew Carnegie and the resting place of Sir Robert the Bruce in the famous Dunfermline Abbey. Today's 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, 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.



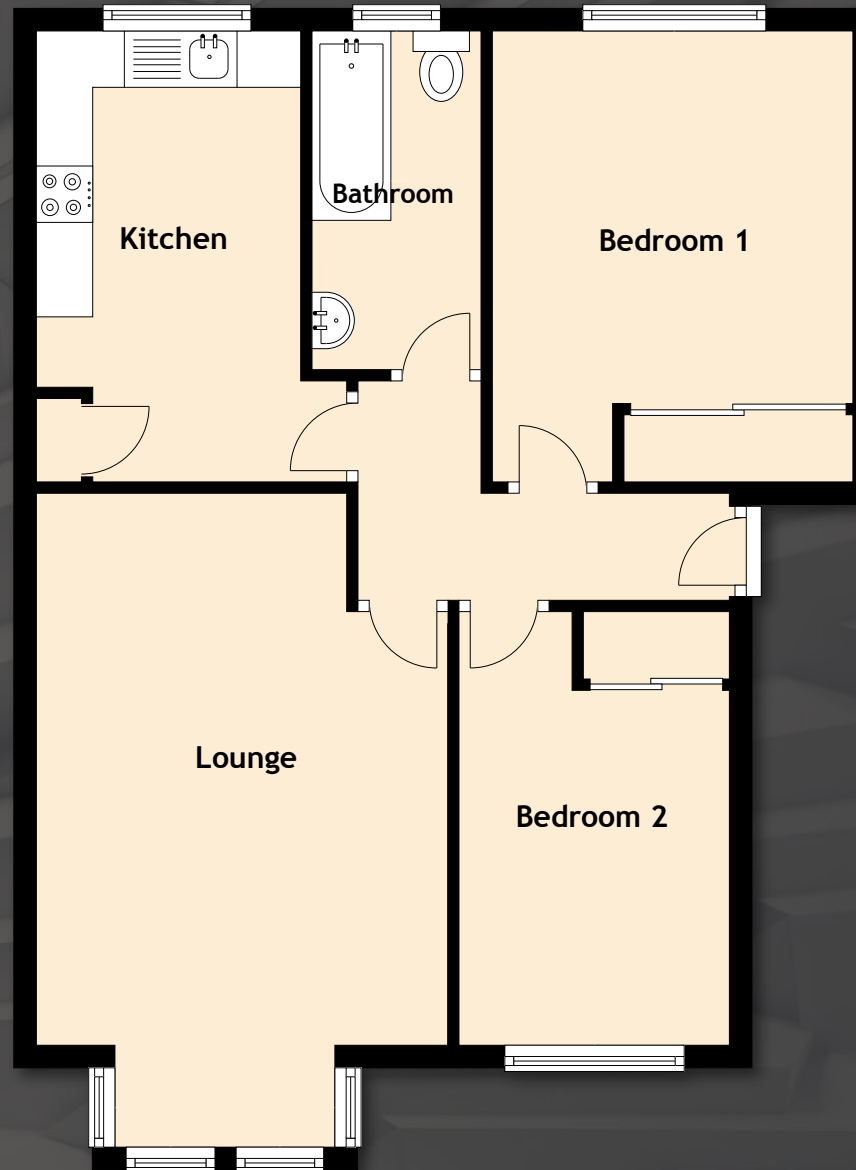


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DAVID HENDERSON COURT

McEwan Fraser Legal is delighted to offer to the market this well presented two bedroom top floor flat situated within close proximity of Dunfermline Town Centre. Benefitting from ample parking, the property would make an excellent first time home or buy to let investment. Internally the property comprises of a bright and spacious lounge with a feature square Bay window, ideal for a table and chairs. The kitchen offers ample storage in a pine finish and there is room enough for a breakfasting table. Two bedrooms with built-in storage, and family bathroom with shower over the bath protected by a glazed screen, complete the accommodation on offer. Overall, this property is presented in "walk-in" condition. Externally there is a communal garden space to enjoy that is maintained by the factor.



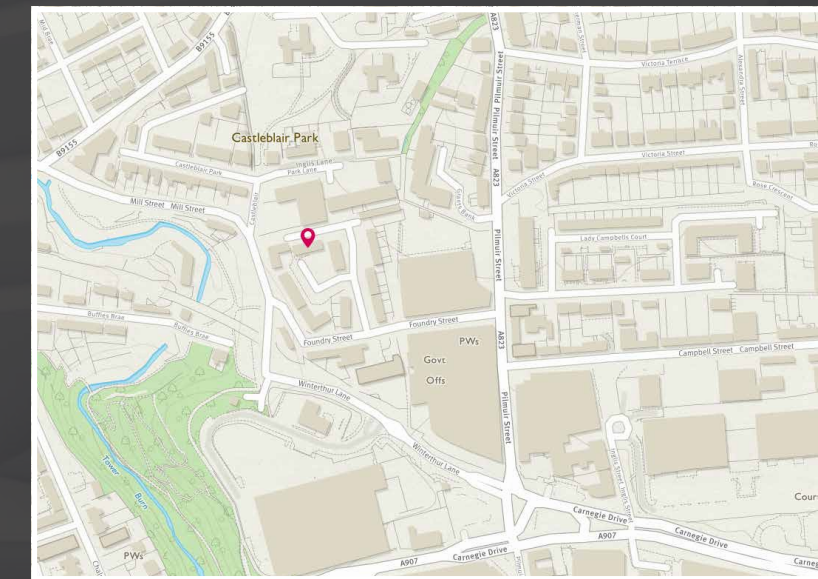


Approximate Dimensions
(Taken from the widest point)

Lounge	5.80m (19') x 3.65m (12')
Kitchen	4.00m (13'1") x 2.85m (9'4")
Bedroom 1	4.00m (13'1") x 3.20m (10'6")
Bedroom 2	3.75m (12'4") x 2.40m (7'10")
Bathroom	3.10m (10'2") x 1.50m (4'11")

Gross internal floor area (m²): 63m²

EPC Rating: C





McEwan Fraser Legal

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**Part
Exchange
Available**

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