



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01383 660 570

**12 Orchard Grove**

CROMBIE, DUNFERMLINE, KY12 8JP



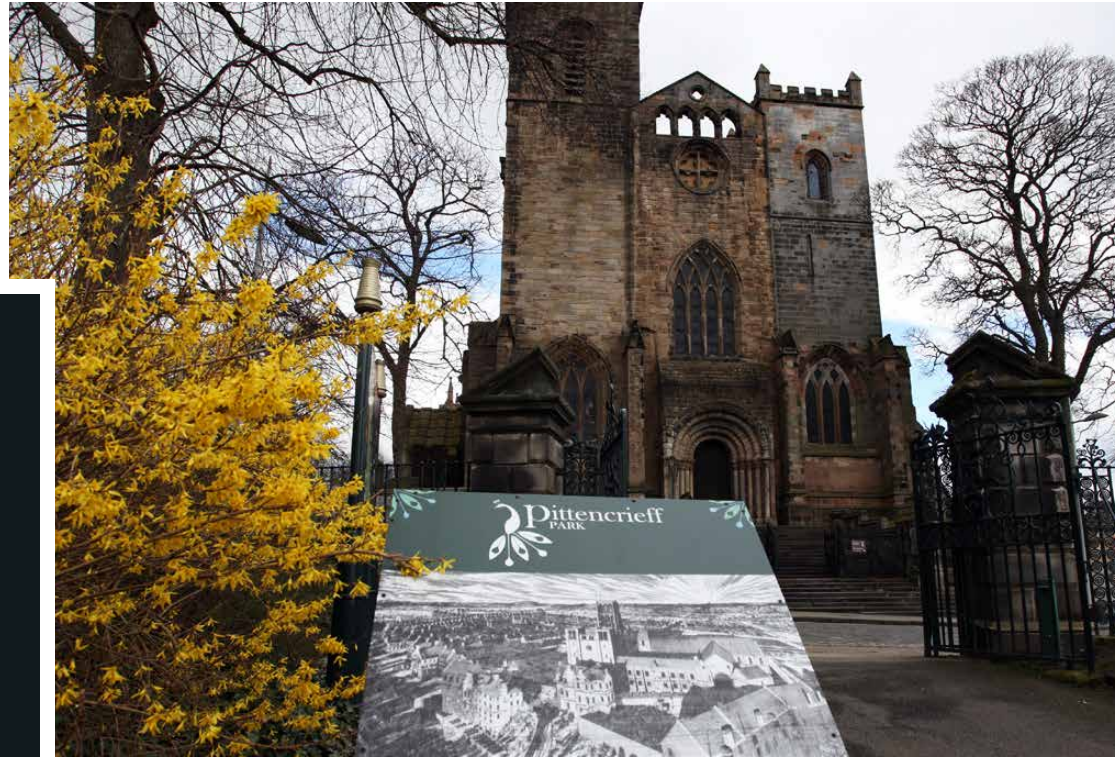
# Dunfermline

PATTIESMUIR, FIFE, KY11 3ES

Situated along the picturesque Fife Coastal Path, the village of Crombie lies just west of the city of Dunfermline. With stunning views across the Firth of Forth and a quiet, rural feel, Crombie is well situated for those working in Edinburgh, Glasgow, Stirling or Kirkcaldy. The Forth Road Bridge and Kincardine Bridge are each just 15 minutes away, and frequent rail services from Dunfermline, Rosyth and Inverkeithing make this an ideal retreat for commuters desiring the best of both worlds.

The historic towns of Dunfermline and Culross are just minutes away. 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.

The area offers a fantastic mix of indoor and outdoor pursuits, including Fife Leisure Park which is home to a 10 screen cinema, and many public parks and woodlands. Schooling options of good repute are available throughout the Dunfermline area for both primary and secondary education.



PICTURESQUE // MODERN



# 12 Orchard Grove

CROMBIE, DUNFERMLINE,  
KY12 8JP

We are delighted to offer to the market this superb, five-bedroom, detached house, situated within a popular residential area. Room dimensions are generous and the accommodation has been arranged to offer a high level of flexibility and individuality.

The property has been well maintained by the current owners and offers comfortable accommodation, it would make for a fantastic family home. Once inside, you will be greeted with a first-class specification.

In more detail, the accommodation consists of a hallway entrance with access to all apartments on this level. The immediately impressive lounge with a large bay window with an open outlook to the front aspect, flooding the room with natural light. Access is gained from here into the dining area, which has ample space for a table and six chairs for more formal dining with friends and family. The kitchen has been fitted to include a good range of floor and wall mounted units with a striking worktop,

providing a fashionable and efficient workspace. It further benefits from integrated appliances such as oven, hob and extractor hood.

The impressive master bedroom with built-in storage and en-suite. The large partially tiled family bathroom is located to the rear of the property. All five bedrooms have a range of furniture configurations and are very adaptable to suit the needs of the new owner. Two of the bedrooms are currently used as an office and toy room respectively.

There are well-tended front and rear gardens. To the front of the property, there is a well maintained private garden and a driveway providing off-road parking for up to three vehicles. The rear garden is fully enclosed and provides a safe environment for children.

The high specifications of this family home also benefit from double glazing and central heating throughout.



“... superb, five-bedroom, detached house, situated within a popular residential area ...”



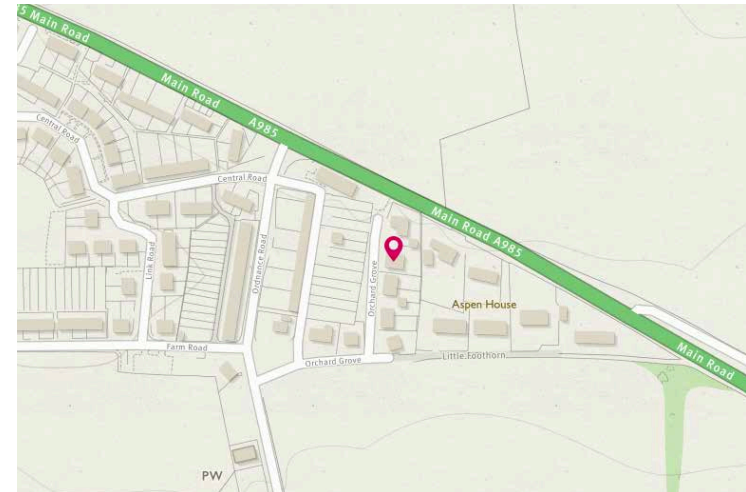
FLEXIBILITY // IMPRESSIVE





# Detail

Specifications  
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.40m (17'9") x 5.20m (17'1")
Kitchen	3.90m (12'10") x 3.50m (11'6")
Bedroom 1	3.90m (12'10") x 3.70m (12'2")
En-suite	2.30m (7'7") x 1.40m (4'7")
Bedroom 2	3.50m (11'6") x 2.70m (8'10")
Bedroom 3	4.00m (13'1") x 2.30m (7'7")
Bedroom 4/Office	4.80m (15'9") x 2.40m (7'10")
Bedroom 5/Toy Room	3.50m (11'6") x 2.70m (8'10")
Bathroom	2.70m (8'10") x 1.50m (4'11")
Shower Room	2.40m (7'10") x 2.30m (7'7")

Gross internal floor area (m<sup>2</sup>): 142m<sup>2</sup> | EPC Rating: D

Extras (Included in the sale): Floor coverings, light fittings, blinds and hot tub.



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

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Text and description  
**JAY STEIN**  
Surveyor



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Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer

