




McEwan Fraser Legal
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34 Moulin Way
DUNFERMLINE, FIFE, KY12 7QQ



Dunfermline

FIFE, KY12 7QQ

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, home to a ten-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.

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 and Dundee making the ideal as a commuter town. This property is close to Queen Margaret Train Station.

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This exceptional detached villa is set within an exclusive development close to the town centre and Queen Margaret railway station. Stylish, and with many modern features, the house is beautifully presented throughout. The property is located in a sought after area within a modern development surrounded by similar properties and has been adapted to give the essence of modern contemporary living. Presented immaculately and finished to a good standard. Viewing is highly recommended to appreciate this high calibre property.

From the drive, the house is at once impressive in its appearance. From the new front door finished in a stylish, on-trend grey, the house is welcoming. The lounge sits at the heart of the home and is open plan to the dining room and kitchen offering a light-infused living space. The kitchen is delightful with modern style units including oven, hob, hood, fridge and washing machine. Bi-fold doors from this side of the house open to the landscaped gardens and deck. On the ground floor are a utility room and a guest cloakroom. There are three good-sized double bedrooms with the master bedroom including an en suite shower room. The bathroom comprises a modern white three-piece suite.

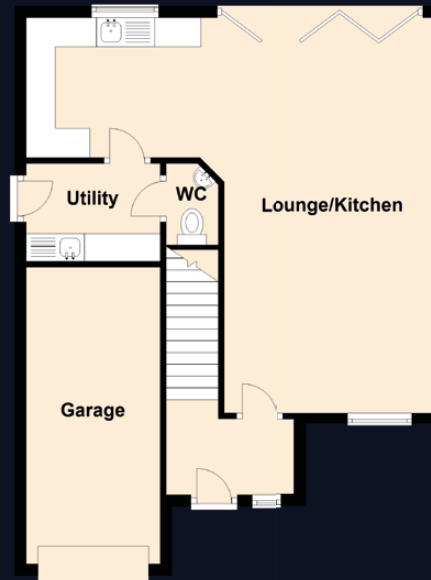
The garage has been utilised as a bar and therefore has electricity installed. A drive will hold a couple of cars and the gardens are recently landscaped with entertaining in mind. Superb location for the commuter.





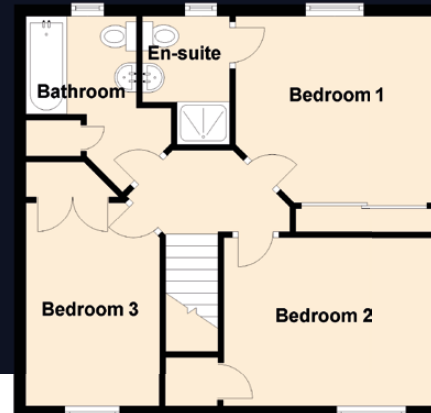
Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

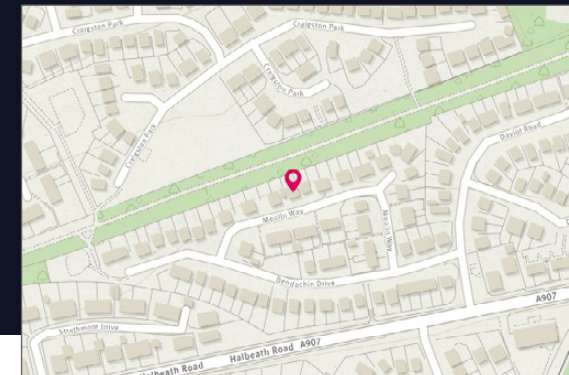
Ground Floor	
Lounge/Kitchen	7.00m (23') x 6.80m (22'4")
Utility	2.30m (7'7") x 1.70m (5'7")
WC	1.40m (4'7") x 0.90m (2'11")
Garage	5.10m (16'9") x 2.30m (7'7")



First Floor	
Bedroom 1	3.40m (11'2") x 3.20m (10'6")
En-suite	2.20m (7'3") x 1.50m (4'11")
Bedroom 2	3.60m (11'10") x 2.90m (9'6")
Bedroom 3	3.50m (11'6") x 2.40m (7'10")
Bathroom	3.10m (10'2") x 1.90m (6'3")

Gross internal floor area (m²): 94m²

EPC Rating: D



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Text and description
JAYNE SMITH
 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALLY CLARK
 Designer

