



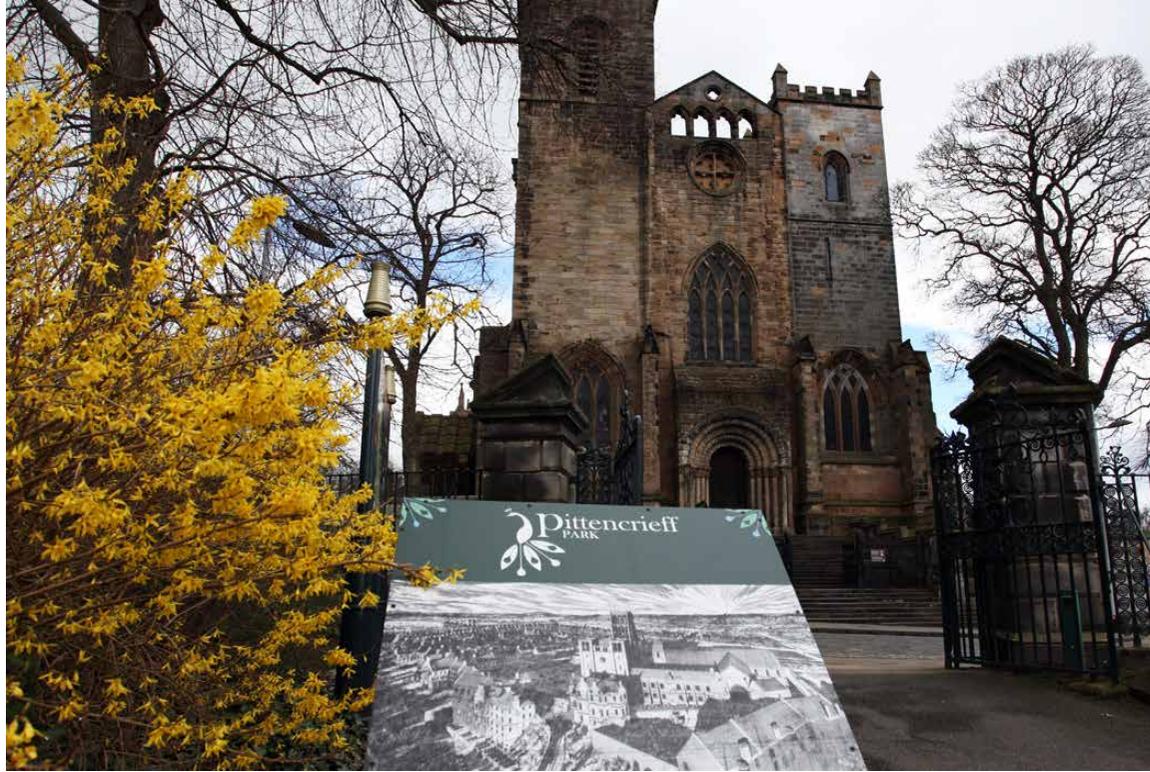
  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01383 660 570

**28 Regulus Street**

DUNFERMLINE, FIFE, KY11 8XD



# DUNFERMLINE

FIFE, KY11 8XD

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 which is 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.

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.

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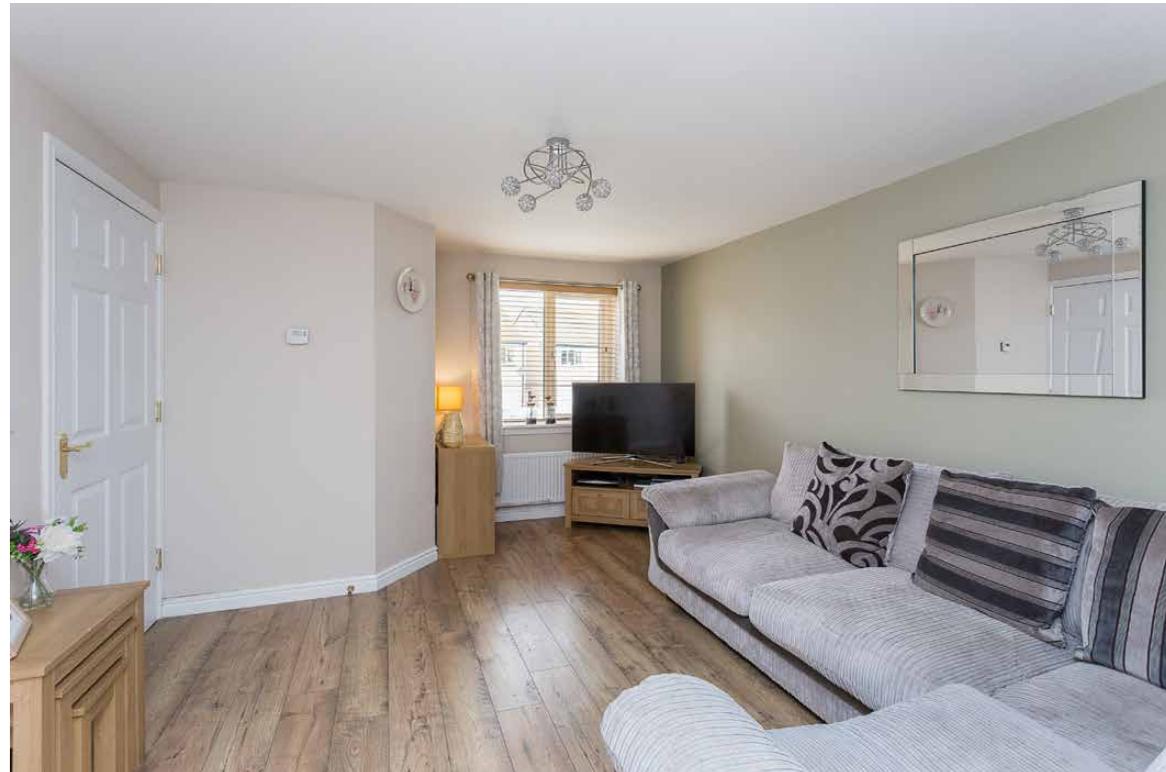
# REGULUS STREET

DUNFERMLINE, FIFE, KY11 8XD

McEwan Fraser Legal is delighted to market this beautifully appointed terraced town house set within an attractive modern development in a popular residential area close to schools and all amenities. Ever popular for the commuter, the property has been well maintained both inside and out by its owners and is presented to the market in a stylish, modern, colour scheme, ready to walk in.

Entrance is via the reception hall with stairs leading to the upper level. The lounge is pleasantly situated to the front of the property with ample space for a dining table and chairs. French doors open to the garden with resident parking beyond the gate. The kitchen offers a range of modern floor and wall mounted units.

The first floor provides three bedrooms and the family bathroom. The second floor holds the master suite with a desirable dressing area and en-suite shower room. The property features gas central heating and double-glazing. There are well-maintained gardens to front and rear. To the rear, the garden is bounded with wooden fencing, offering privacy, and a gate opens to plentiful, off-road, resident and visitor parking.





# SPECIFICATIONS

## FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

**Ground Floor**  
 Kitchen/Diner 4.70m (15'5") x 2.90m (9'6")  
 Lounge 4.60m (15'1") x 3.60m (11'10")  
 WC 2.00m (6'7") x 1.00m (3'3")

**First Floor**  
 Bedroom 4 2.20m (7'3") x 2.20m (7'3")  
 Bedroom 2 3.30m (10'10") x 2.40m (7'10")  
 Bathroom 2.40m (7'10") x 2.00m (6'7")  
 Bedroom 3 2.40m (7'10") x 2.40m (7'10")

**Second Floor**  
 En-suite 2.30m (7'7") x 2.00m (6'7")  
 Bedroom 1 3.60m (11'10") x 3.30m (10'10")

Gross internal floor area (m<sup>2</sup>): 94m<sup>2</sup>

EPC Rating: C

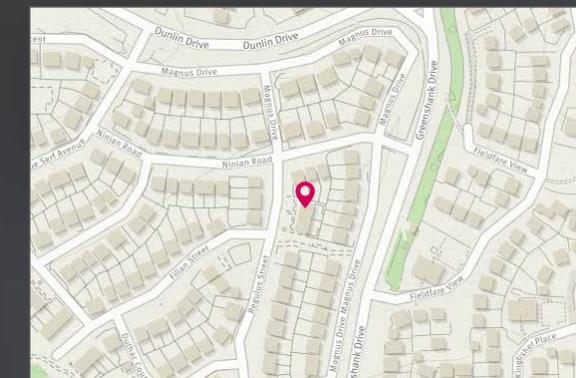


Image credit: <https://www.dunnesurvey.co.uk/county/>



  
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**GRANT LAWRENCE**  
 Photographer



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