



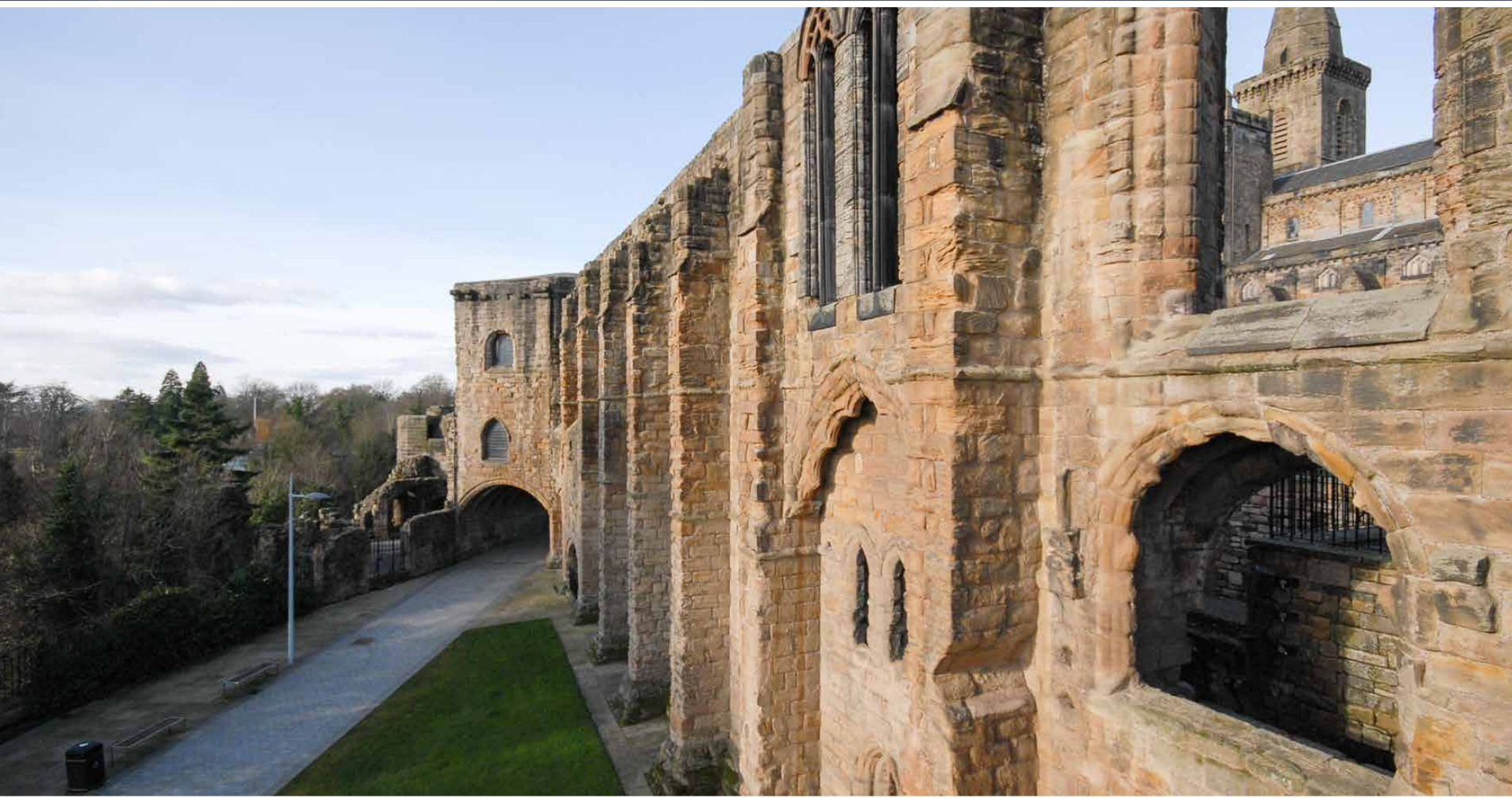

McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

7 Mary Place

DUNFERMLINE, KY11 4TL



The Location

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, leaving a legacy of cultural magnitude and placing Dunfermline firmly on the map.

Today, 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.

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.



The Property

7 Mary Place is a delightful first floor flat within a popular residential area. The property is ideally placed for the commuter with easy access by road or rail. The property has been well maintained by the current owner and is in truly move in condition. Access is to the side of the building into an internal stairway which leads to the upper landing with ample storage. The bright and spacious lounge is

pleasantly located to the front of the property, with feature window flooding the room with light. The kitchen/dining room features a range of floor and wall mounted units with windows overlooking the front garden. There are two good sized bedrooms which are all double in size, with the master bedroom benefiting from space for free standing furniture if required. The modern family bathroom with shower is fully

tilled, which completes the accommodation.

A driveway to the side provides off street parking for several vehicles and in turn, provides access to the rear garden. The property benefits from double glazing and gas central heating. Viewing is recommended to appreciate the accommodation on offer.





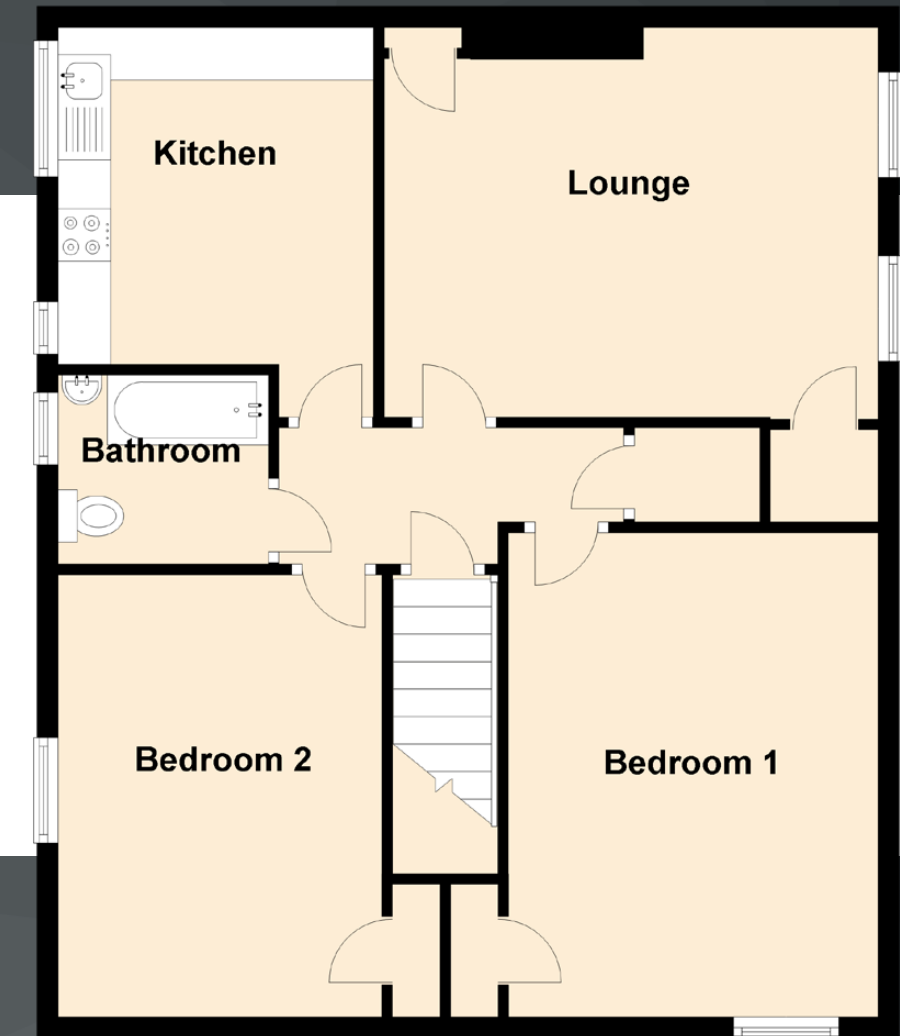
The Details

Approximate Dimensions
(Taken from the widest point)

Lounge	4.70m (15'5") x 3.70m (12'2")
Kitchen	3.20m (10'6") x 3.00m (9'10")
Bedroom 1	4.60m (15'1") x 3.52m (11'7")
Bedroom 2	4.20m (13'9") x 3.08m (10'1")
Bathroom	2.00m (6'7") x 1.45m (4'9")

Gross internal floor area (m²): 75m²

EPC Rating: C






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**Part
 Exchange
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