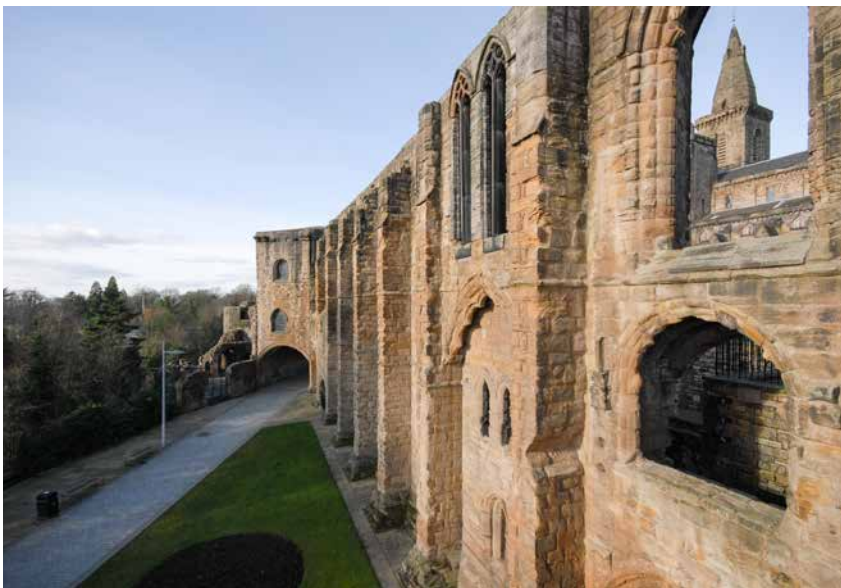




  
Solicitors & Estate Agents  
01383 660 570

**5 Harrier Court**

DUNFERMLINE, FIFE, KY11 8JS



# DUNFERMLINE

FIFE

The historic city of Dunfermline is a vibrant and culturally rich centre once the capital of Scotland, the birthplace of the philanthropist Andrew Carnegie and the resting place of Robert the Bruce.

Dunfermline is a modern city offering all the facilities you could expect, including the Kingsgate shopping centre, a selection of supermarkets and superstores and the Fife Leisure Park offering a ten-screen cinema, health club, ten-pin bowling club and an array of bars and restaurants.

For those who enjoy the outdoors, there are a number of public parks and woodland walks including the Pittencrieff park and a number of golf courses. One of the great attractions of Dunfermline is its excellent communication network Edinburgh (sixteen miles), Glasgow (thirty-seven) Dundee (forty-two) and Perth (twenty-eight) Edinburgh Airport (fourteen) all within easy access via road and rail. Schooling of good repute is available throughout Dunfermline for both primary and secondary education.

# 5 HARRIER COURT

DUNFERMLINE, FIFE

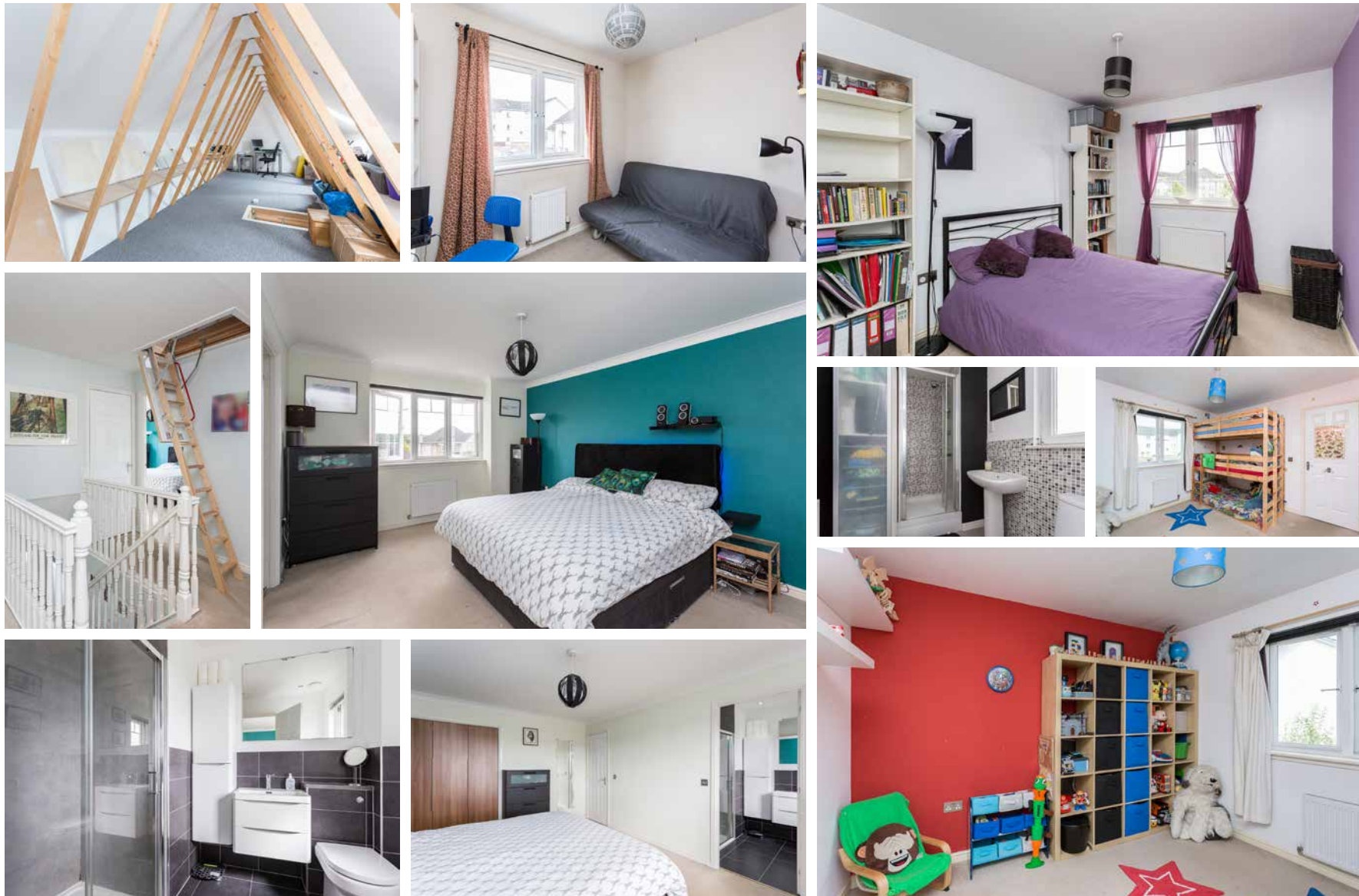
We are delighted to bring to the market this lovely, four bedroom, detached villa in a popular location. Freshly decorated and ready to move into, this property would be a fantastic acquisition as its superb spot offers great commuting links, as well as being within a short distance to local amenities. The house has been well designed to maximise privacy and the natural available light to create a contemporary ambience.

On the ground floor a large lounge provides a modern living space with a view of the green space to the front of the house. The recently installed dining kitchen affords room for a dining table and chairs, as well as ample work surfaces and food preparation areas. A WC, separate utility room, and understairs storage completes the accommodation on

the ground floor. Upstairs there are four good sized double bedrooms, 2 of which have en-suites. The family bathroom is located on the upper level and consists of a white three-piece suite with overhead shower. The attic has been sympathetically upgraded and is a perfect area for working from home or TV room. This comfortable home also has gas central heating and double glazing.

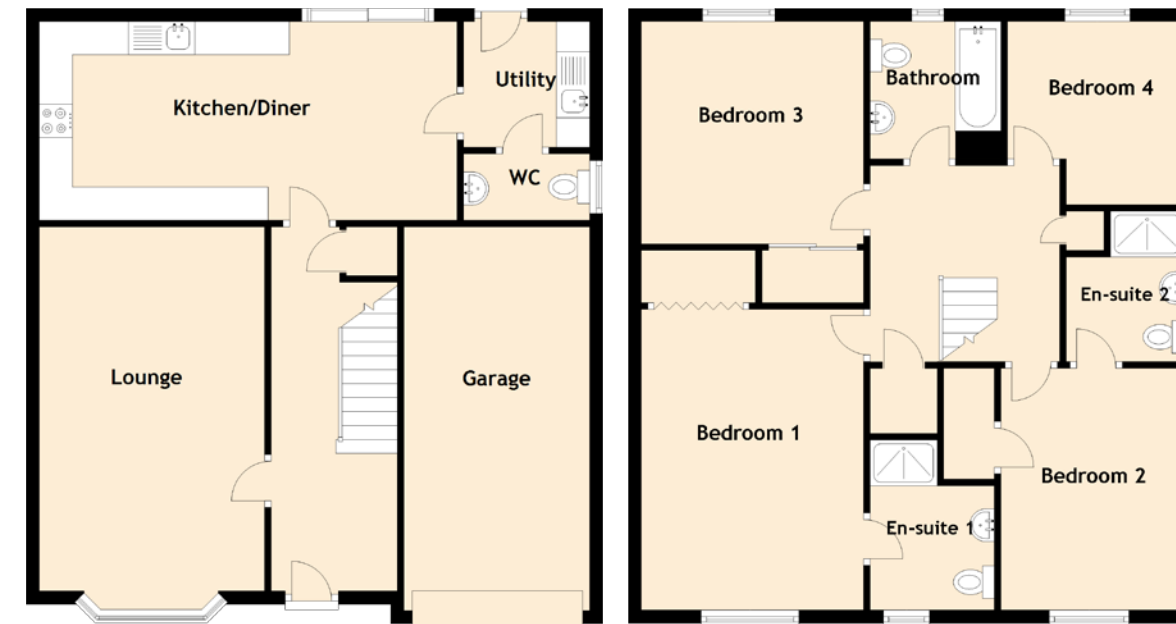
Externally, the rear garden consists of a lawn, seating area with bar, and decking. The garden is secured by fencing, perfect for outdoor living and safe for children and pets. To the front, there is a single garage and parking for three vehicles. This is an excellent opportunity to acquire this spacious family home located in this desirable residential development.





# SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

|               |                               |
|---------------|-------------------------------|
| Kitchen/Diner | 6.30m (20'8") x 3.00m (9'10") |
| Lounge        | 5.50m (18'1") x 3.40m (11'2") |
| Utility       | 2.00m (6'7") x 1.90m (6'3")   |
| WC            | 1.90m (6'3") x 1.00m (3'3")   |
| Garage        | 5.80m (19') x 2.80m (9'2")    |
| Bedroom 1     | 4.60m (15'1") x 3.40m (11'2") |
| En-suite 1    | 2.60m (8'6") x 1.90m (6'3")   |
| Bedroom 2     | 3.70m (12'2") x 2.80m (9'2")  |
| En-suite 2    | 2.30m (7'7") x 1.80m (5'11")  |
| Bedroom 3     | 3.40m (11'2") x 3.40m (11'2") |
| Bedroom 4     | 2.80m (9'2") x 2.70m (8'10")  |
| Bathroom      | 2.10m (6'11") x 2.00m (6'7")  |

Gross internal floor area (m<sup>2</sup>): 131m<sup>2</sup>  
EPC Rating: C



Image credit: <https://www.edinaxsurvey.co.uk/sample/>



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 Photographer



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