

23 Orwell Place

DUNFERMLINE, FIFE, KY12 7XP



*Beautiful three-bedroom home
in a quiet residential setting*



01383 660 570



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal are delighted to present this immaculate three-bedroom semi-detached property in the sought-after Garvock area of Dunfermline. Nestled in a quiet cul-de-sac just a five-minute walk from the city centre, this home is truly a hidden gem.

THE LOUNGE/DINER

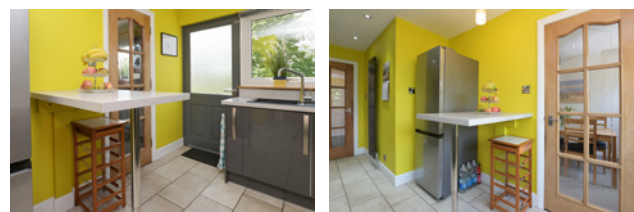


Enter via the side door into a welcoming inner hallway with a large understair storage cupboard. From here, step into the bright lounge and dining area, with front and rear windows that flood the space with natural light. The dining area offers ample room for a table of eight.

THE KITCHEN



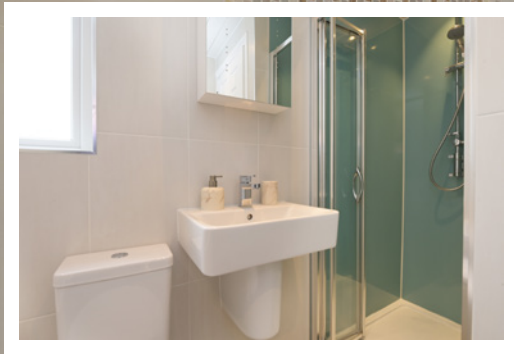
The modern kitchen has a wealth of floor and wall-mounted units and integral appliances. The kitchen leads out to enclosed rear gardens, offering delightful views across Dunfermline.





Upstairs, you'll find two double bedrooms, one single bedroom/study and a fully tiled three-piece family bathroom.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

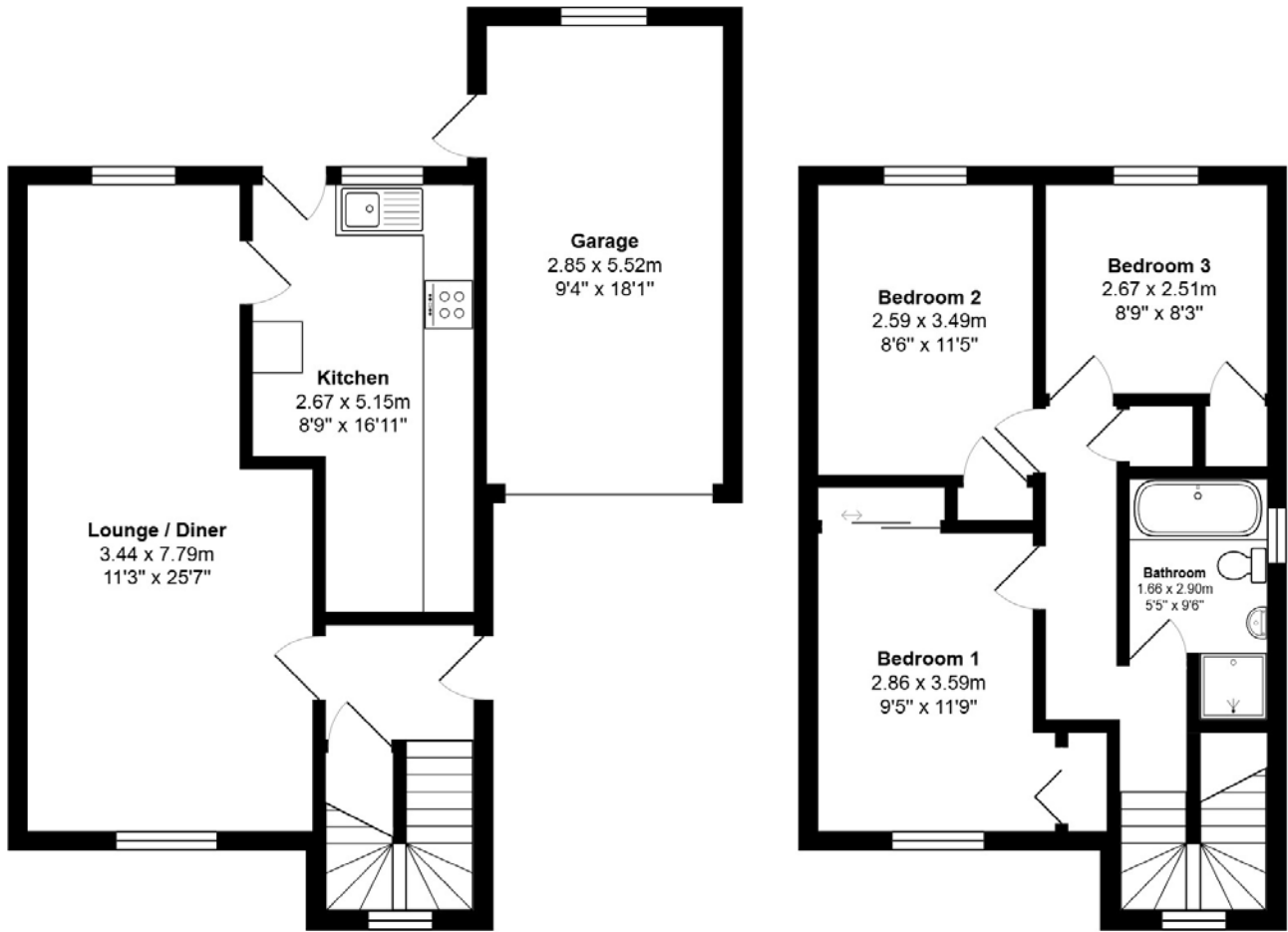


A large driveway provides off-street parking for two vehicles, leading to a single garage. This is a must-see to appreciate all this beautiful home has to offer.

EXTERNALS

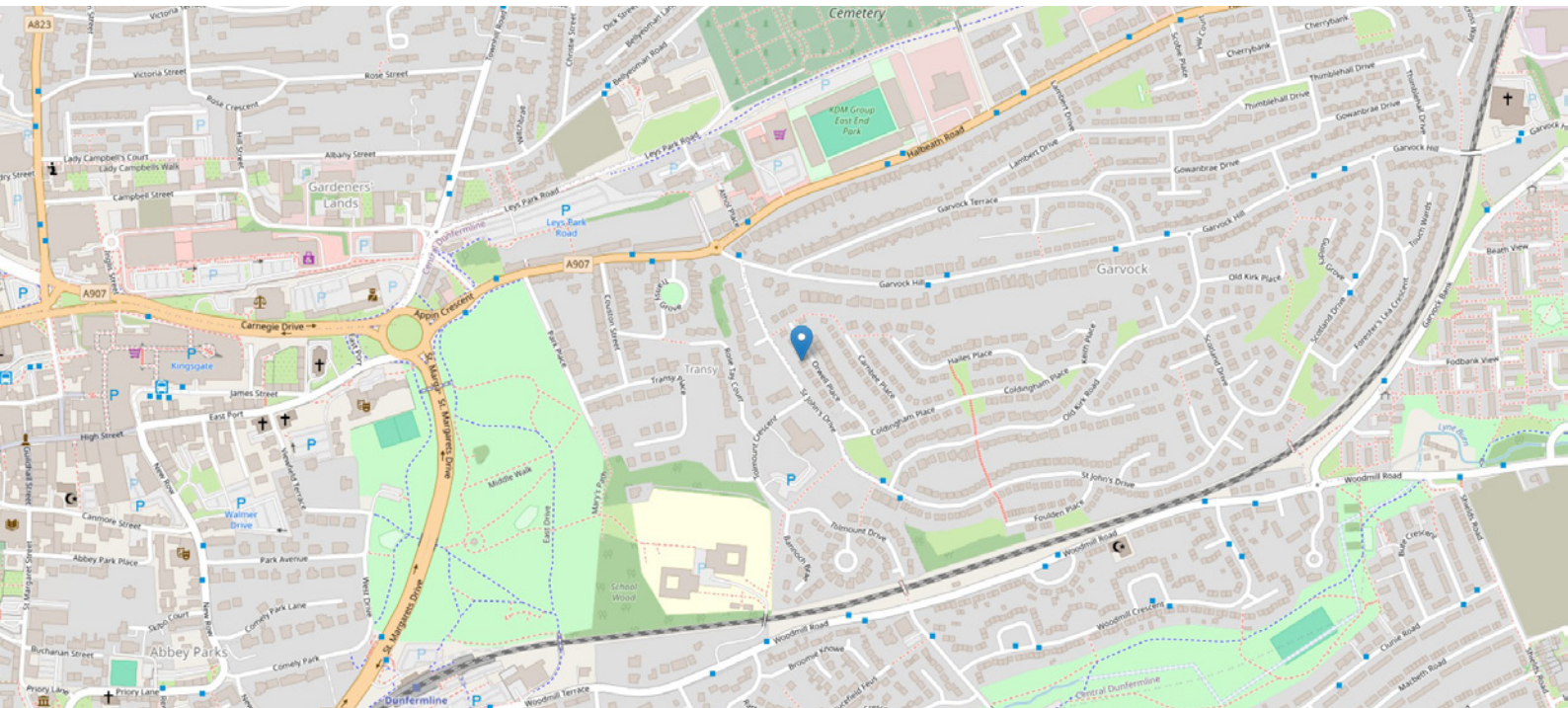


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 86m² | EPC Rating: C





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 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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01383 660 570

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JAY STEIN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.