




McEwan Fraser Legal
Solicitors & Estate Agents
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80 Pilmuir Street

DUNFERMLINE, FIFE, KY12 0LN

DUNFERMLINE

FIFE, KY12 0LN

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.



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80 PILMUIR STREET



McEwan Fraser Legal are delighted to bring to market this unique 9-bedroom home with the potential to be used as a guest house, located in the desirable town of Dunfermline. Within a short distance to the town centre and all commuter links.

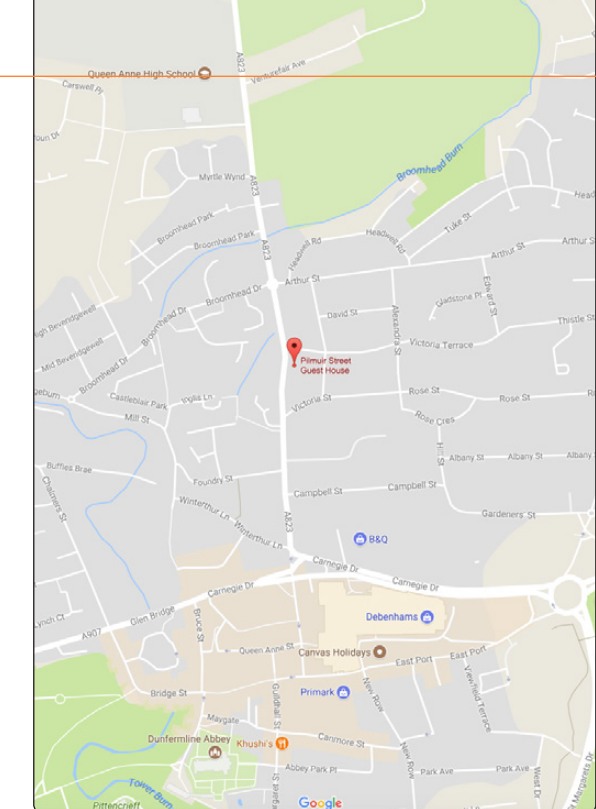
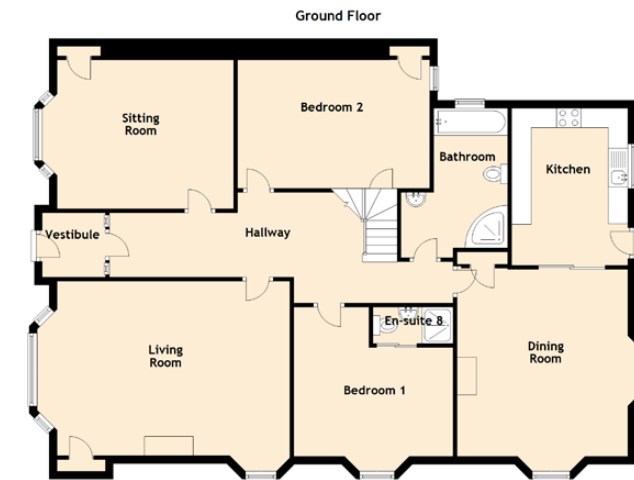
The detached property is set on an elevated position with delightful views offering a wealth of accommodation.

Ground floor consists of main door access and a spacious hallway giving access to most rooms. A lounge, sitting room, bedroom 1 with en-suite, bedroom 2 and family bathroom. A dining room can be found at the rear giving access to the spacious family kitchen and rear access point.

First floor consists of a further 7 bedrooms with 2 shower rooms and a cloakroom. All bedroom's range is size offering a multitude of uses and the shower rooms both consist of a walk-in shower, basin and wc.

The large garden is laid to lawn offering a spacious private area to enjoy in those summer months.





SPECIFICATIONS / FLOOR PLAN / LOCATION

APPROXIMATE DIMENSIONS

(Taken from the widest point)

Living Room	6.00m (19'8") x 4.90m (16'1")
Dining Room	4.40m (14'5") x 2.00m (6'7")
Kitchen	4.05m (13'3") x 2.75m (9')
Sitting Room	4.55m (14'11") x 4.18m (13'9")

Bedroom 1	4.10m (13'5") x 2.00m (6'7")
Bedroom 2	4.95m (16'3") x 3.31m (10'10")
Bedroom 3	3.60m (11'10") x 3.50m (11'6")
Bedroom 4	3.50m (11'6") x 2.60m (8'6")
Bedroom 5	4.30m (14'1") x 3.50m (11'6")
Bedroom 6	3.34m (10'11") x 3.05m (10')
Bedroom 7	4.20m (13'9") x 2.65m (8'8")

Bedroom 8	3.10m (10'2") x 2.50m (8'2")
En-suite 8	2.07m (6'9") x 1.03m (3'5")
Bedroom 9	3.10m (10'2") x 2.70m (8'10")
WC	1.50m (4'11") x 1.00m (3'3")
Shower Room	2.35m (7'9") x 1.20m (3'11")
Shower Room	2.50m (8'2") x 2.35m (7'9")
Bathroom	3.34m (10'11") x 3.00m (9'10")




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Part
Exchange
Available

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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. 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. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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