




McEwan Fraser Legal

Solicitors & Estate Agents

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14 Braemore Drive

DUNFERMLINE, KY11 8ES

DUNFERMLINE

An ideal location for the commuter, 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 Royal Burgh of Dunfermline is the birthplace of Andrew Carnegie and the resting place of Sir Robert the Bruce in the famous Dunfermline Abbey.

Today's 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 ten-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. This home is within walking distance of the train station and all the amenities of the City Centre.



14 BRAEMORE DRIVE

DUNFERMLINE, KY11 8ES

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.

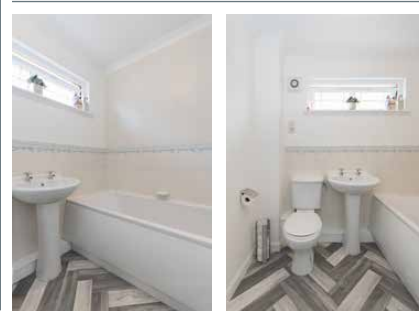
The house has been well designed to maximise privacy and the natural available light to create a contemporary ambience. The welcoming hall gives access to all apartments. The spacious lounge offers scope for various furniture configurations and is flooded with natural light from the feature front facing window. The modern kitchen has been fitted with a range of floor and wall mounted units. It boasts a hob, oven and has an abundance of work surfaces. The dining room is located to the rear of the property offering an elegant space for entertaining and family dining. A guest cloakroom completes the accommodation on the ground floor. Upstairs there are four good size bedrooms all with fitted wardrobes, the master has an en-suite shower room. The large family bathroom is located on the upper level and consist of a white three piece suite with separate shower. The comfortable home has gas central heating and double glazing.

Externally, the back garden is beautifully landscaped and secure by fencing perfect for outdoor living and safe for children and pets. The front garden offers parking for several vehicles. This is an excellent opportunity to acquire this spacious family home quietly located in this desired residential development.



“... FLOODED WITH NATURAL LIGHT ...
... SPACIOUS FAMILY HOME ...”





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Ground Floor

Lounge	4.99m (16'4") x 3.59m (11'9")
Kitchen	4.26m (14') x 2.54m (8'4")
Dining Room	3.90m (12'10") x 2.95m (9'8")
Utility	2.45m (8') x 1.59m (5'3")
WC	1.61m (5'3") x 0.90m (2'11")

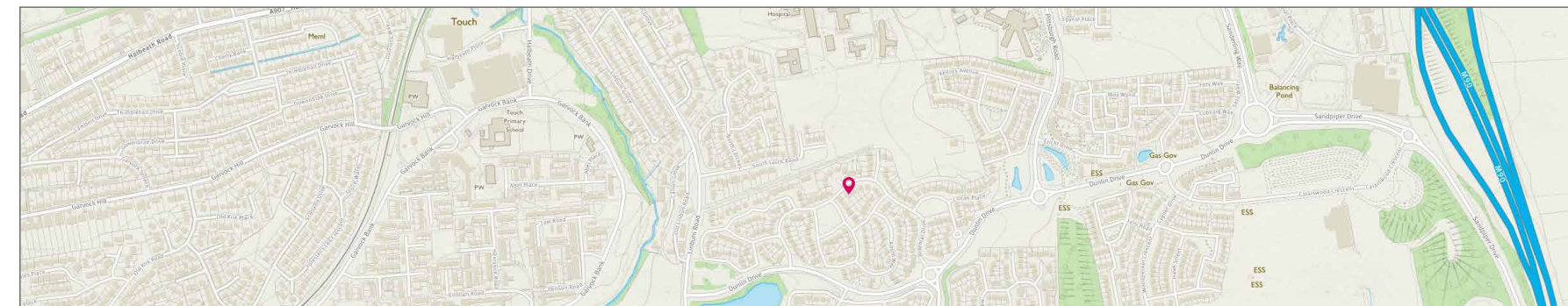
First Floor

Bedroom 1	3.92m (12'10") x 2.90m (9'6")
En-suite	2.24m (7'4") x 1.49m (4'11")
Bedroom 2	2.90m (9'6") x 2.72m (8'11")
Bedroom 3	3.02m (9'11") x 2.61m (8'7")
Bedroom 4	2.61m (8'7") x 2.13m (7')
Bathroom	2.06m (6'9") x 1.70m (5'7")

Gross internal floor area (m²) - 113m²

EPC Rating - C

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.






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Part
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Text and description
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Surveyor



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