




McEwan Fraser Legal

Solicitors & Estate Agents

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10 Manor Gardens

DUNFERMLINE, FIFE, KY11 8RW

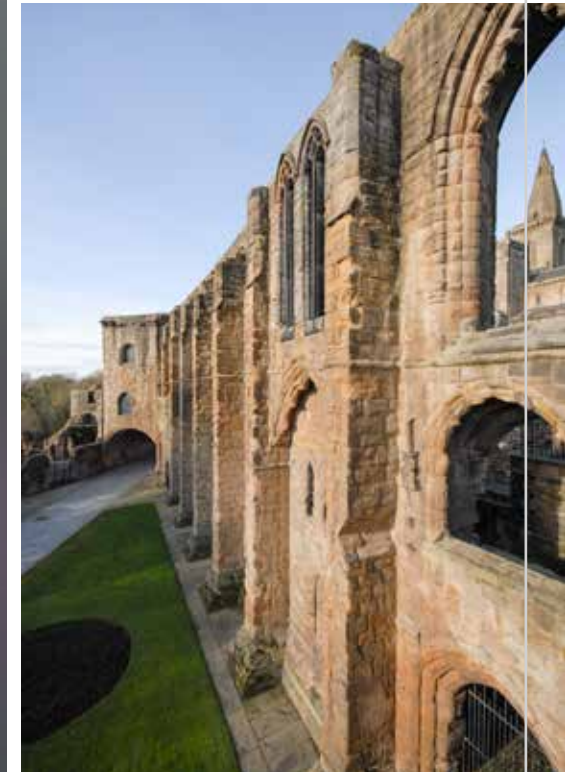


Dunfermline

KY11 8RW

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.

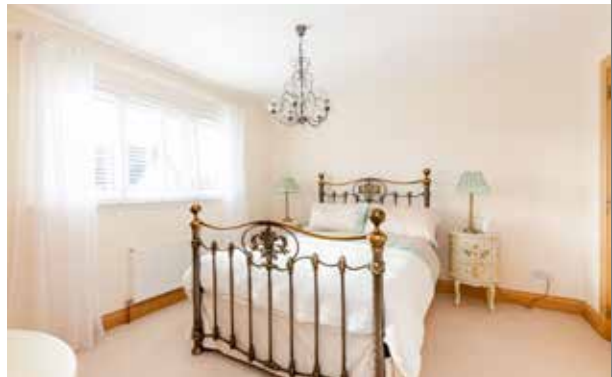


10 Manor Gardens

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10 Manor gardens is an immaculate detached family villa nestled within an established modern estate with mature gardens. The property is presented in move-in condition. There is a welcoming entrance vestibule leading to the reception hall with stairs leading to the upper level. The lounge is pleasantly located to the front of the property with a front facing window flooding the room with natural light. The family kitchen with open plan dining/family area is to the rear with French doors leading directly to the rear garden. There is a further door within the kitchen also leading to the garden. The modern stylish kitchen has a full range of floor and wall mounted units with oven, hob and extractor hood. The dining room is a good size and a space for a table and eight chairs for more formal dining with family and friends. Also to the ground floor level there is a handy WC and an under stair storage cupboard. To the upper level, there are 4 good sized double bedrooms. The master bedroom features double wardrobes and an en suite shower room. The second bedroom also features a shower room and the family bathroom completes the accommodation on offer. There is good storage throughout the property. Gas central heating and double glazing has been installed throughout. There are beautifully maintained gardens to the front and rear which have been well stocked and carefully nurtured over the years. Ample off street parking is provided by a monoblock driveway leading to the double garage.





Specifications & Details

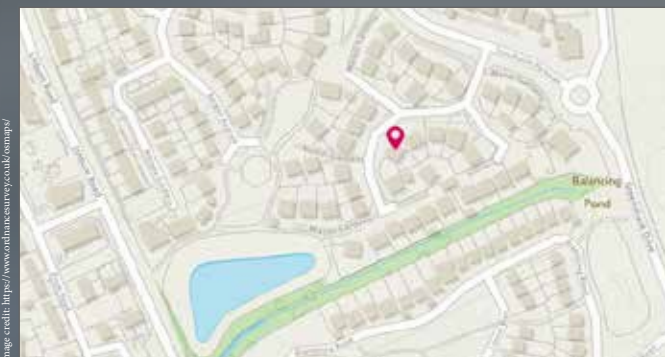
FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Living Room	4.98m (16'4") x 3.63m (11'11")
Dining Room	3.35m (11') x 3.26m (10'8")
Kitchen	4.87m (16') x 2.85m (9'4")
Garage	5.06m (16'7") x 4.86m (15'11")
Utility	1.90m (6'3") x 1.64m (5'5")
Bedroom 1	4.86m (15'11") x 3.90m (12'10")
Bedroom 2	4.77m (15'8") x 3.59m (11'9")
Bedroom 3	4.16m (13'8") x 3.38m (11'1")
Bedroom 4	4.10m (13'5") x 3.05m (10')
WC	1.64m (5'5") x 1.03m (3'5")
Bathroom	2.94m (9'8") x 2.22m (7'3")
En-suite 1	2.84m (9'4") x 1.70m (5'7")
En-suite 2	2.58m (8'6") max x 1.97m (6'5")

Gross internal floor area (m²): 169m² | EPC Rating: C

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





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Part
Exchange
Available

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