




McEwan Fraser Legal

Solicitors & Estate Agents

01383 660 570

36 Tremayne Place

DUNFERMLINE, KY12 9YH



DUNFERMLINE

FIFE, KY12 9YH

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 the 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.

36 TREMAYNE PLACE

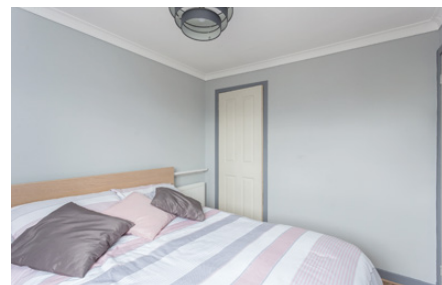
DUNFERMLINE, KY12 9YH

McEwan Fraser is delighted to bring to the market this three bedroom semi-detached villa in a popular area of Dunfermline.

The landscaped garden to the front sets the tone for the rest of the house with a crisp, clean, modern look. The ground floor offers a spacious lounge and kitchen whilst upstairs are three bedrooms and the family bathroom with a shower over the bath. The boiler was new in 2016 and the windows were replaced in 2014.

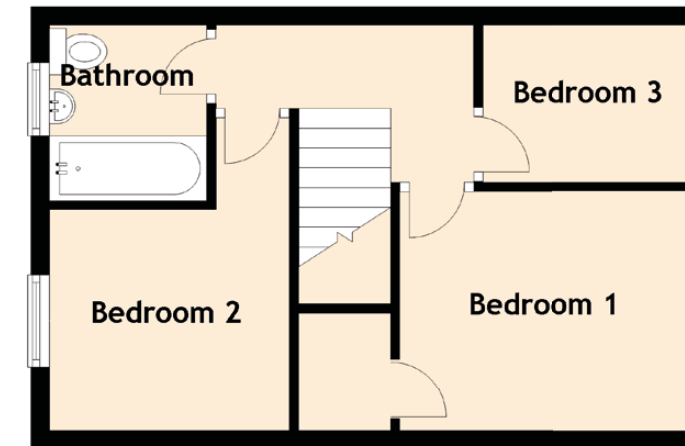
This one just has to be on your viewing list.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

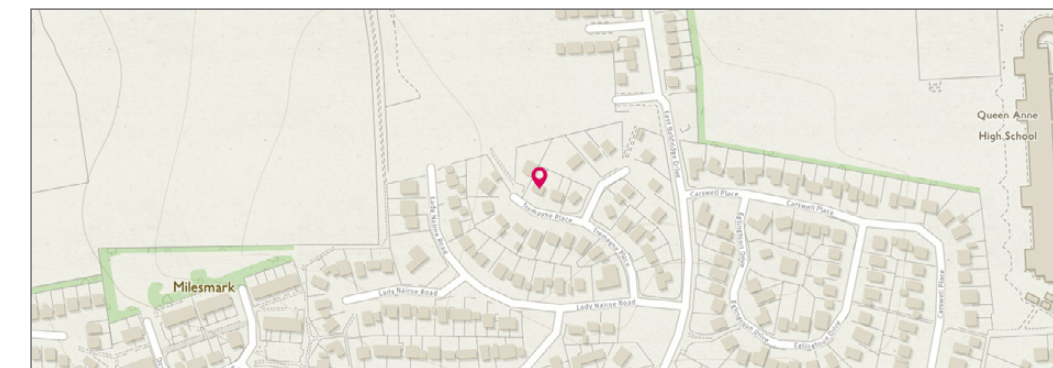


Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 3.20m (10'6")
Kitchen	4.40m (14'5") max x 2.60m (8'6")
Bedroom 1	3.20m (10'6") x 2.60m (8'6")
Bedroom 3	2.30m (7'7") x 1.70m (5'7")
Bathroom	1.90m (6'3") x 1.70m (5'7")
Bedroom 2	3.40m (11'2") x 2.60m (8'6")

Gross internal floor area (m²): 61m² | EPC Rating: C

Extras (Included in the sale): Included in the sale are a free standing cooker and the washing machine.



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Part
Exchange
Available

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Text and description
JAYNE SMITH
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

