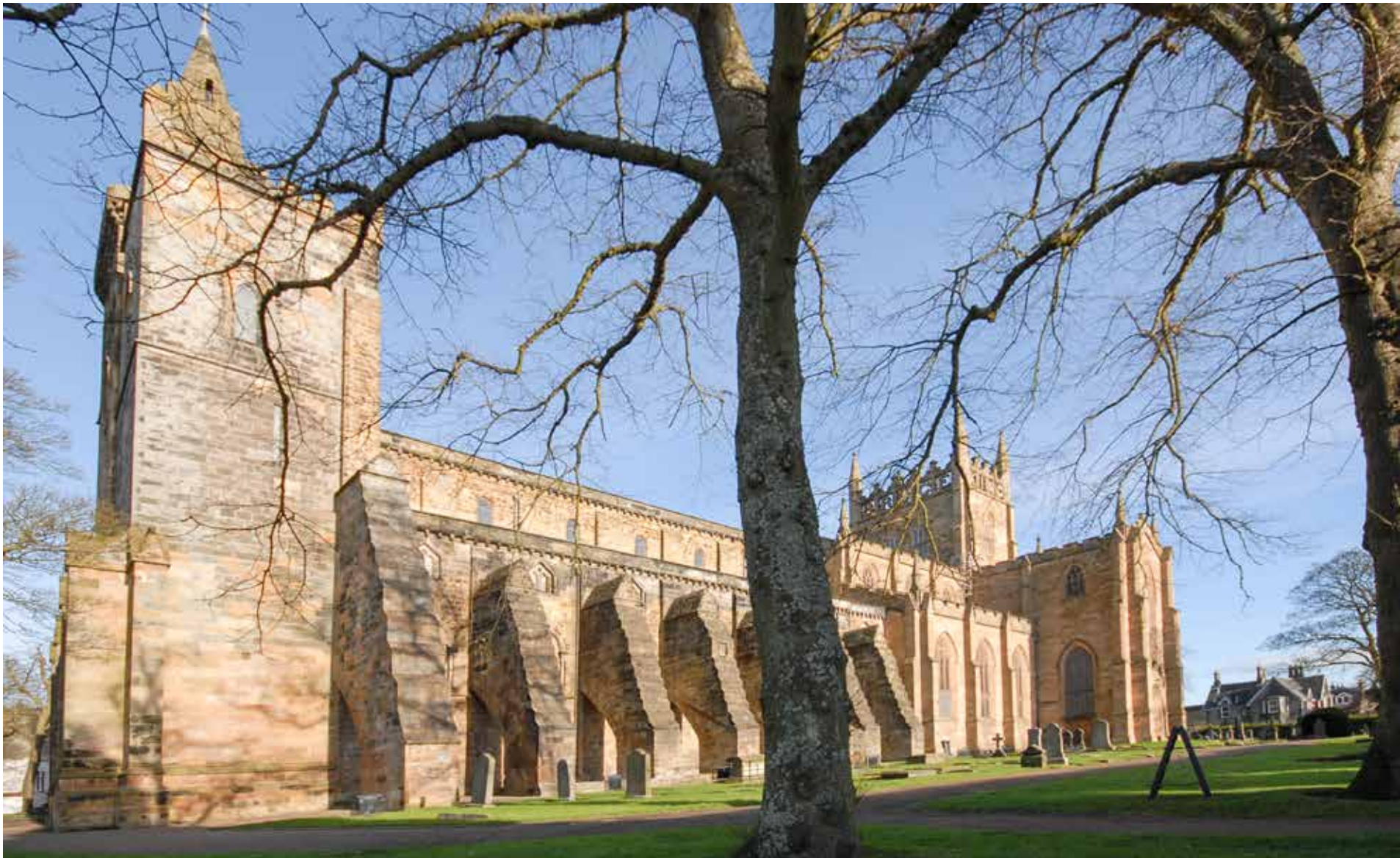


  
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**48 Leadside Crescent**

DUNFERMLINE, FIFE, KY12 0NT





# AREA

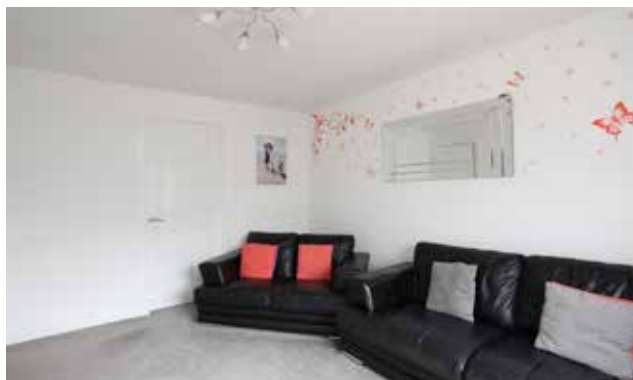
## DUNFERMLINE

FIFE

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 & 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 10 screen cinema, private health club, bingo, bowling and minigolf. 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.







# 48

## LEADSIDE CRESCENT

DUNFERMLINE

Part Exchange Available. 48 Leadside Crescent is a delightful three bedroom mid-terraced villa. The property has been extended and beautifully maintained by the present owners and presented in move-in condition.

The ground floor has a welcoming feel with laminate flooring in the hall and doors to both the kitchen and lounge. The lounge is front facing with a large window creating a light-filled living space. The floor is carpeted and there is a feature electric fire. A door from the lounge opens to the dining kitchen. The dining area has patio doors to the back garden. The kitchen is fitted with wall and floor mounted "slab" gloss units and contrasting worktops. A feature splash-back panel has been installed behind the hob. A carpeted staircase rises to the first floor to two bedrooms and the family bathroom. The bathroom offers a three-piece white suite and shower over the bath,

complete with a bi-fold glazed screen. The vanity wash hand basin affords extra storage as well as good looks.

Another staircase rises to the attic conversion, beautifully done to create a Principle bedroom with dressing area and an en-suite shower room.

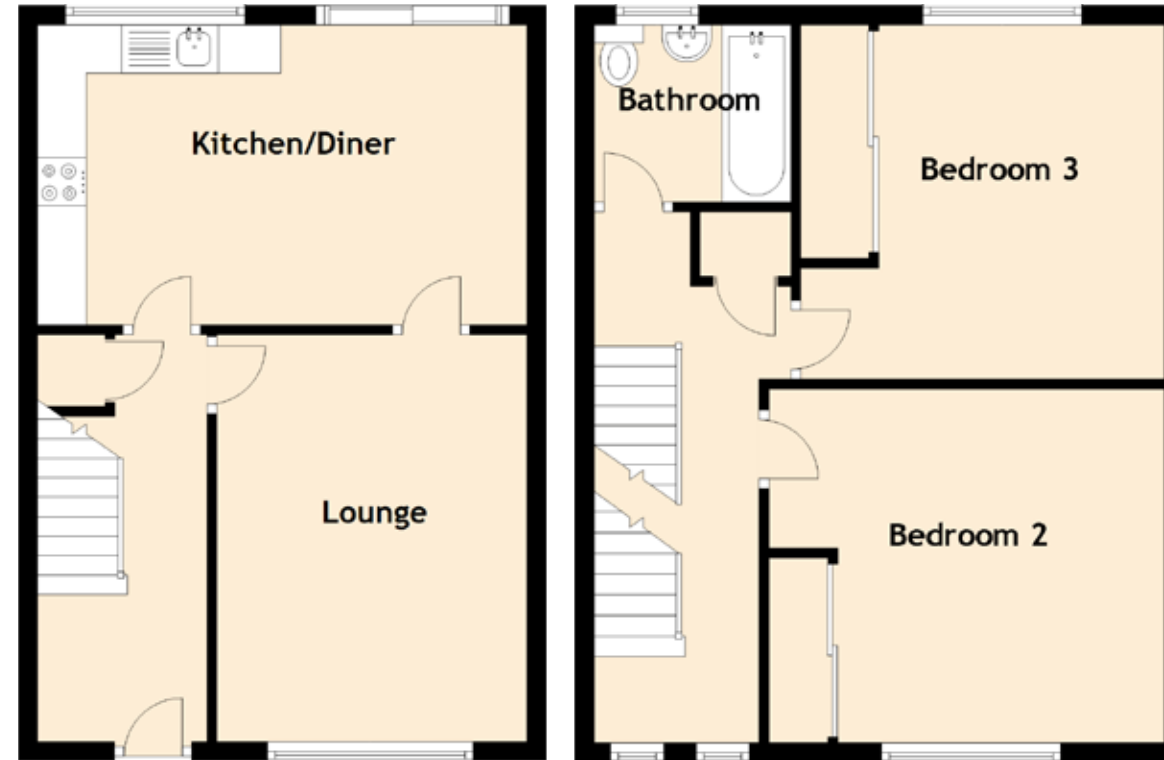
Externally, the garden to the back of the house is enclosed with wooden fencing and features a patio area with a garden store and a raised lawn beyond. The garden to the front is also bounded by a mix of brick-wall and wooden fencing and has been slabbed to create an easy maintenance area. Whilst this is a mid-terraced home, there is an alley between this house and the neighbour to allow bins etc, to be moved easily. The house is only joined at the top by a bedroom. Overall, this is a great family home with lovely features.





# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Kitchen/Diner	5.05m (16'7") x 3.10m (10'2")
Lounge	4.20m (13'9") x 3.20m (10'6")
Bedroom 1	3.15m (10'4") x 3.00m (9'10")
En-suite	2.25m (7'5") x 2.00m (6'7")
Dressing Area	4.55m (14'11") x 1.30m (4'3")
Bedroom 2	3.90m (12'10") x 3.60m (11'10")
Bedroom 3	3.70m (12'2") x 3.60m (11'10")
Bathroom	2.00m (6'7") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 95m<sup>2</sup>

EPC Rating: D







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Part  
Exchange  
Available

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