




McEwan Fraser Legal

Solicitors & Estate Agents

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33 Serf Avenue

DUNFERMLINE, FIFE, KY11 8YZ



THE LOCATION

DUNFERMLINE, FIFE

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.

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 & Dundee.





33 SERF AVENUE

DUNFERMLINE, FIFE

We are delighted to bring to the market this lovely, five-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 French doors, set to the rear of the house it benefits from a garden aspect. The modern kitchen has been fitted with a range of floor and wall-mounted units. It boasts a gas hob, electric oven and has an abundance of work surfaces. The dining room is located to the front of the

property offering an elegant space for entertaining and family dining. Bedroom five/office is also located on the ground floor. A guest cloakroom completes the accommodation on ground level.

Upstairs there are four good size bedrooms, the master with built-in wardrobes and en-suite shower room. The large family bathroom is located on the upper level and consists of a white three-piece suite. The comfortable home has gas central heating and double glazing.

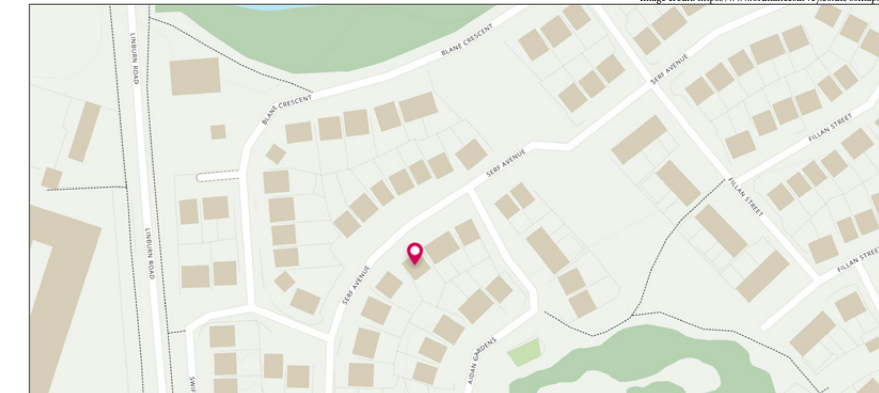
Externally, the back garden is beautifully landscaped and secure by fencing perfect for outdoor living and safe for children and pets. The front garden offers parking for several vehicles. This is an excellent opportunity to acquire this spacious family home quietly located in this desired residential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



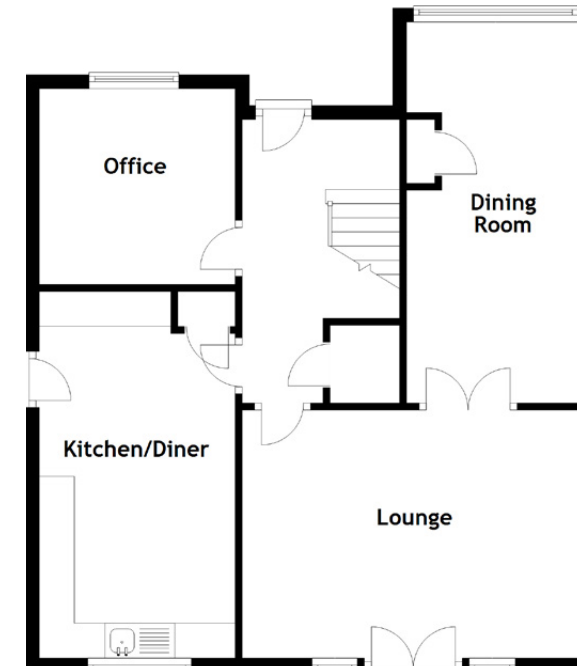


Specifications & Details

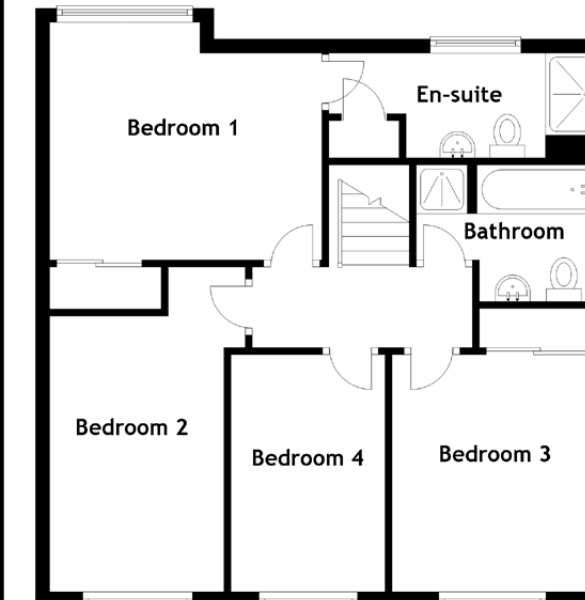
FLOOR PLAN, DIMENSIONS & MAP



Ground Floor



First Floor



Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	5.25m (17'3") x 2.80m (9'2")
Lounge	4.90m (16'1") x 3.55m (11'8")
Dining Room	5.45m (17'11") x 2.55m (8'4")
Office	2.80m (9'2") x 2.80m (9'2")
Bedroom 1	3.90m (12'10") x 3.40m (11'2")
Bedroom 2	3.95m (12'11") x 2.50m (8'2")
Bedroom 3	3.40m (11'2") x 2.90m (9'6")
Bedroom 4	3.40m (11'2") x 2.20m (7'3")
En-suite	3.80m (12'6") x 1.50m (4'11")
Bathroom	2.55m (8'4") x 1.95m (6'5")

Gross internal floor area (m²): 128m²
EPC Rating: B




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Part
Exchange
Available

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