

# 33 Lady Campells Court

DUNFERMLINE, FIFE, KY12 0LJ



*SPACIOUS THREE BEDROOM MID-TERRACED  
HOME WITH PARKING AND GARDEN*



01383 660 570



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

McEwan Fraser Legal is delighted to offer a potential part exchange. Situated in a sought-after location, this well-presented three-bedroom mid-terrace villa offers spacious and modern living, ideal for families and professionals alike.

Upon entering, you are welcomed into a bright entrance hall leading to a generous lounge, perfect for relaxation and entertaining. The well-equipped dining kitchen provides ample space for family meals and gatherings, with direct access to the enclosed rear garden. A convenient guest cloakroom completes the ground floor.









Upstairs, the property boasts three well-proportioned bedrooms, including a superb principal bedroom with its own en-suite shower room. The remaining bedrooms are served by a stylish family bathroom.







**Bedroom 2**

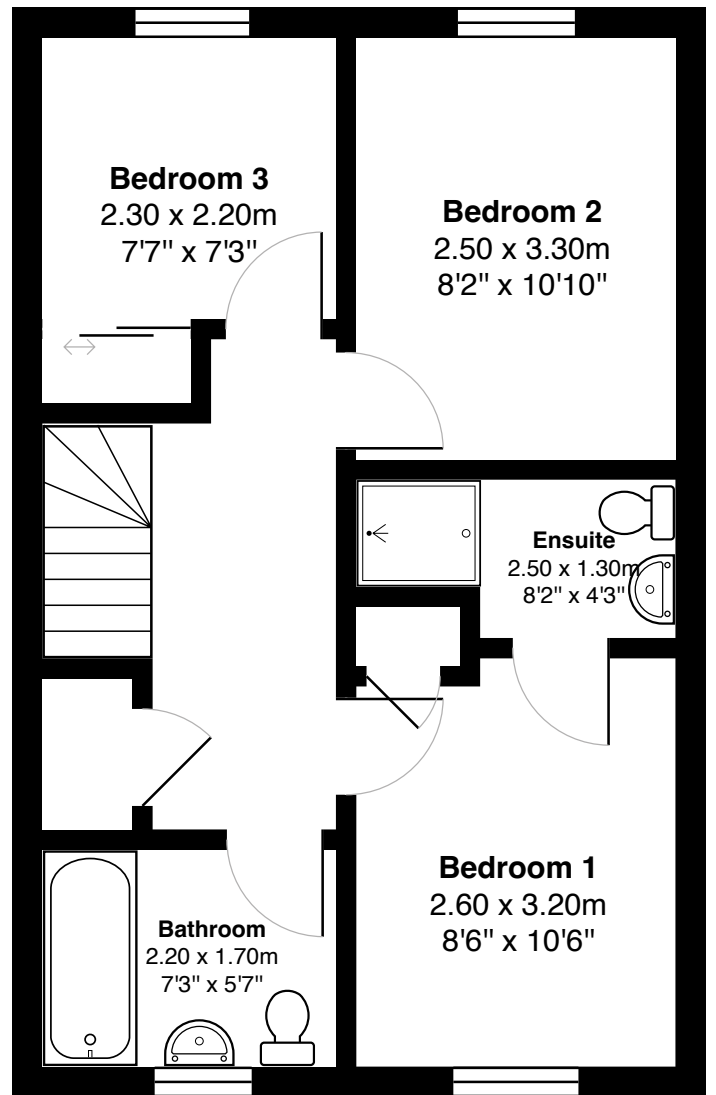
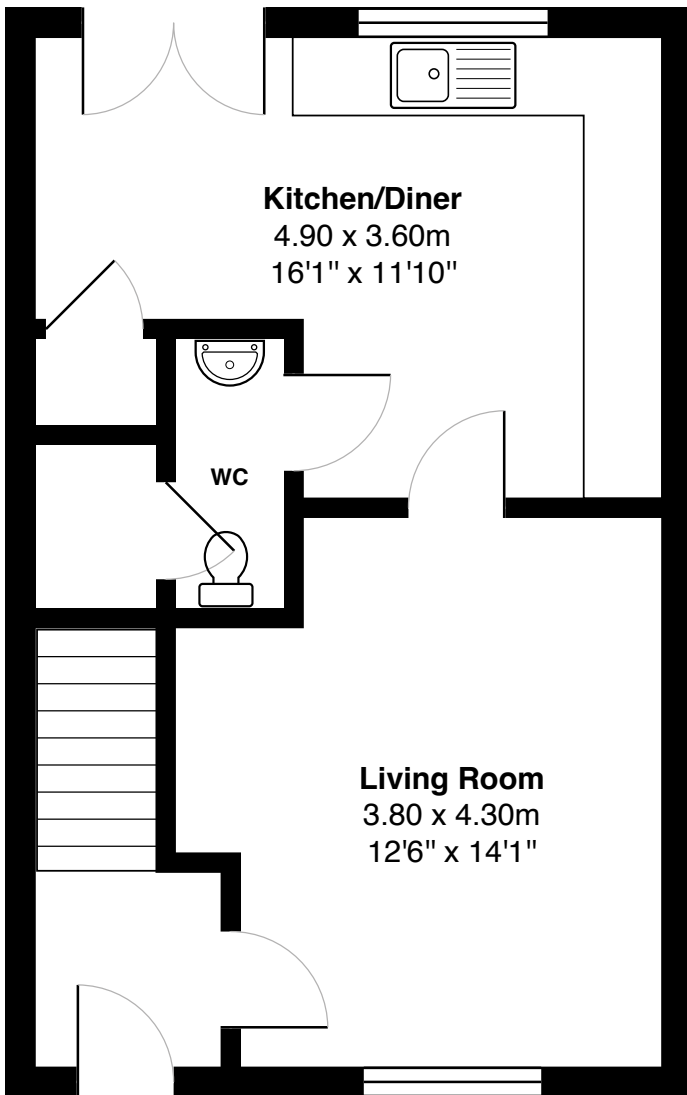




**Bedroom 3**







Gross internal floor area (m<sup>2</sup>): 81m<sup>2</sup>

EPC Rating: C



Externally, the home benefits from dedicated parking to the front, while the enclosed rear garden offers additional parking and a private outdoor space to enjoy. With its prime location and excellent amenities nearby, this home presents a fantastic opportunity for those seeking comfort, convenience, and modern living.





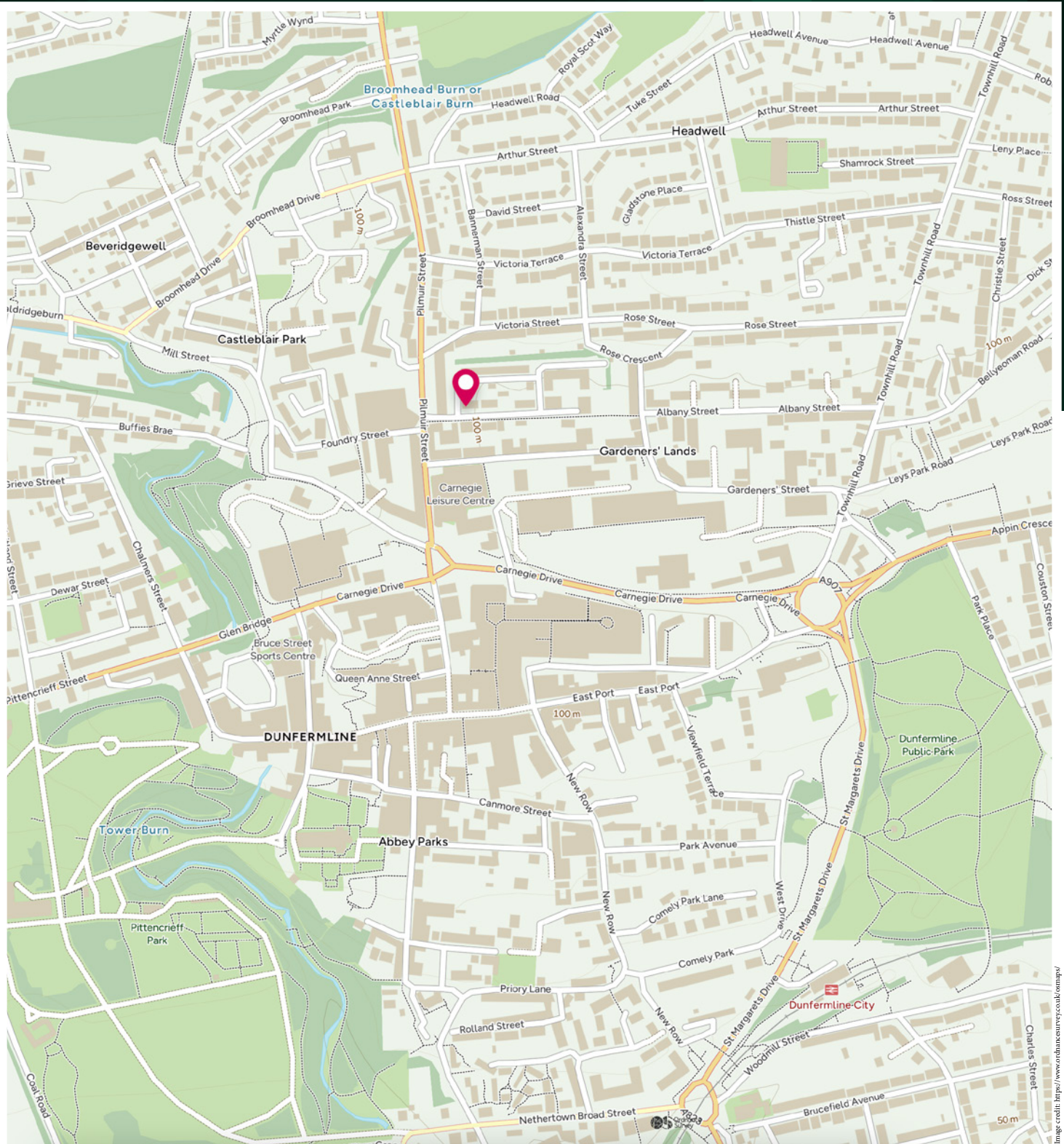
---

Dunfermline is a historic town located in Fife, Scotland. It holds significant historical and cultural importance as the birthplace of many Scottish monarchs, including King Robert the Bruce. The town features a rich architectural heritage, with landmarks such as Dunfermline Abbey, which dates back to the 11th century and was once a grand royal residence. The Abbey's ruins and its adjacent palace are major attractions, offering insights into Scotland's medieval history.

Dunfermline is a mix of historical charm and modern amenities, offering a range of shops, restaurants, and cultural events. 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 Bridges 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.

---



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01383 660 570

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

**Part  
Exchange  
Available**



Text and description  
**JAYNE SMITH**  
Corporate Account Manager



Professional photography  
**GRANT LAWRENCE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.