

# 9 York Place

DUNFERMLINE, FIFE, KY12 0DA



*WONDERFUL 4/5 BEDROOM HOUSE  
WITH PANORAMIC VIEWS*



0131 524 9797



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



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





9 York Place is a beautiful 4/5 bedroom semi-detached property, set within large gardens that sweep around the home. Access is via the main front door, leading into an inner hallway that connects to all rooms on this level.

The bright, spacious open-plan lounge and dining area form the heart of the home, bathed in natural light from the front-facing windows. From here, you can access the kitchen at the rear, which also offers delightful garden views, a wealth of floor and wall-mounted units, and access to the rear gardens.



THIS IMAGE HAS BEEN VIRTUALLY STAGED





On this level, there's also a formal lounge/bedroom, flooded with natural light and original wooden floors, along with a fully tiled three-piece shower room and a small bedroom or box room ideal as a home office/study.



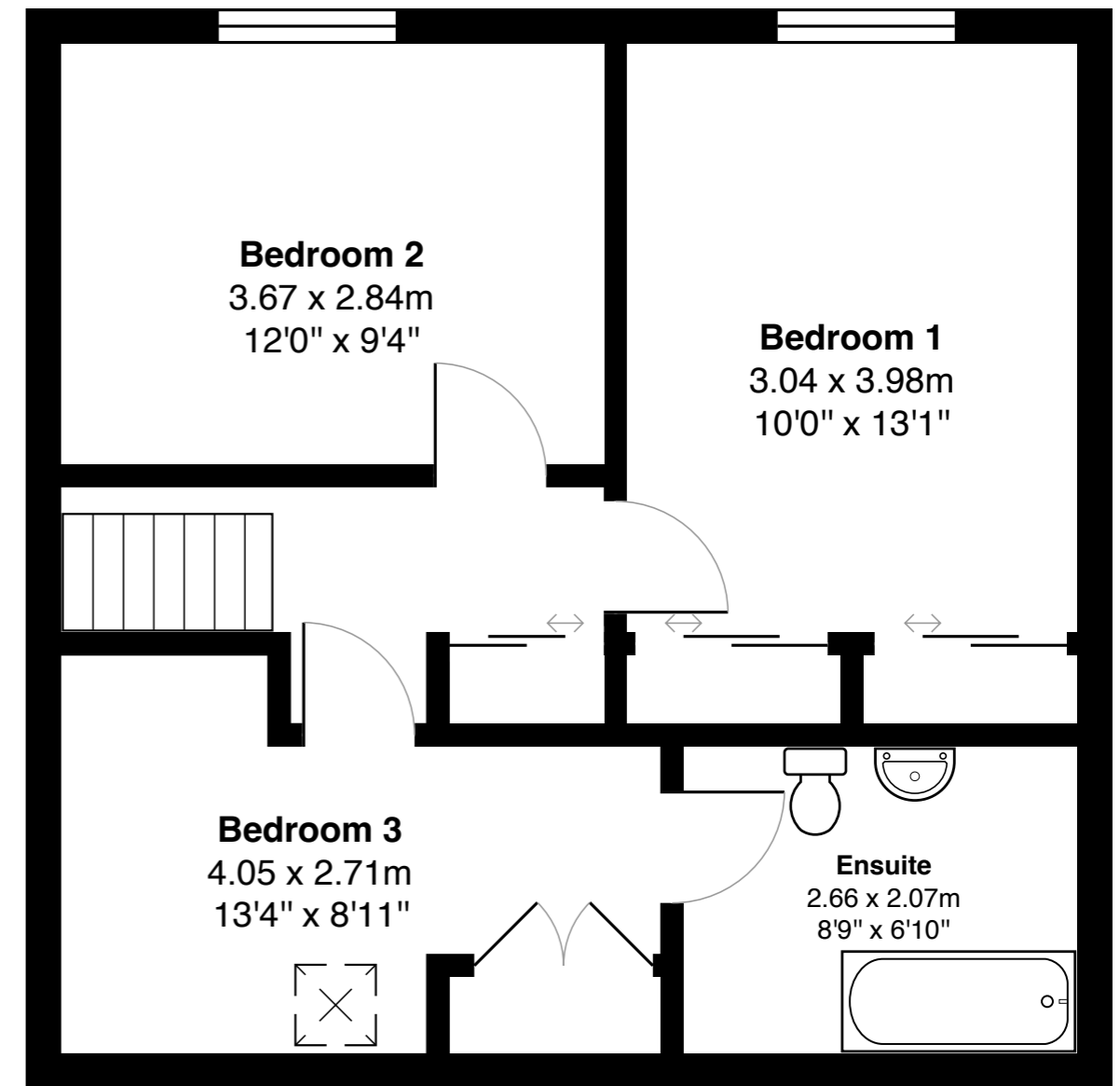
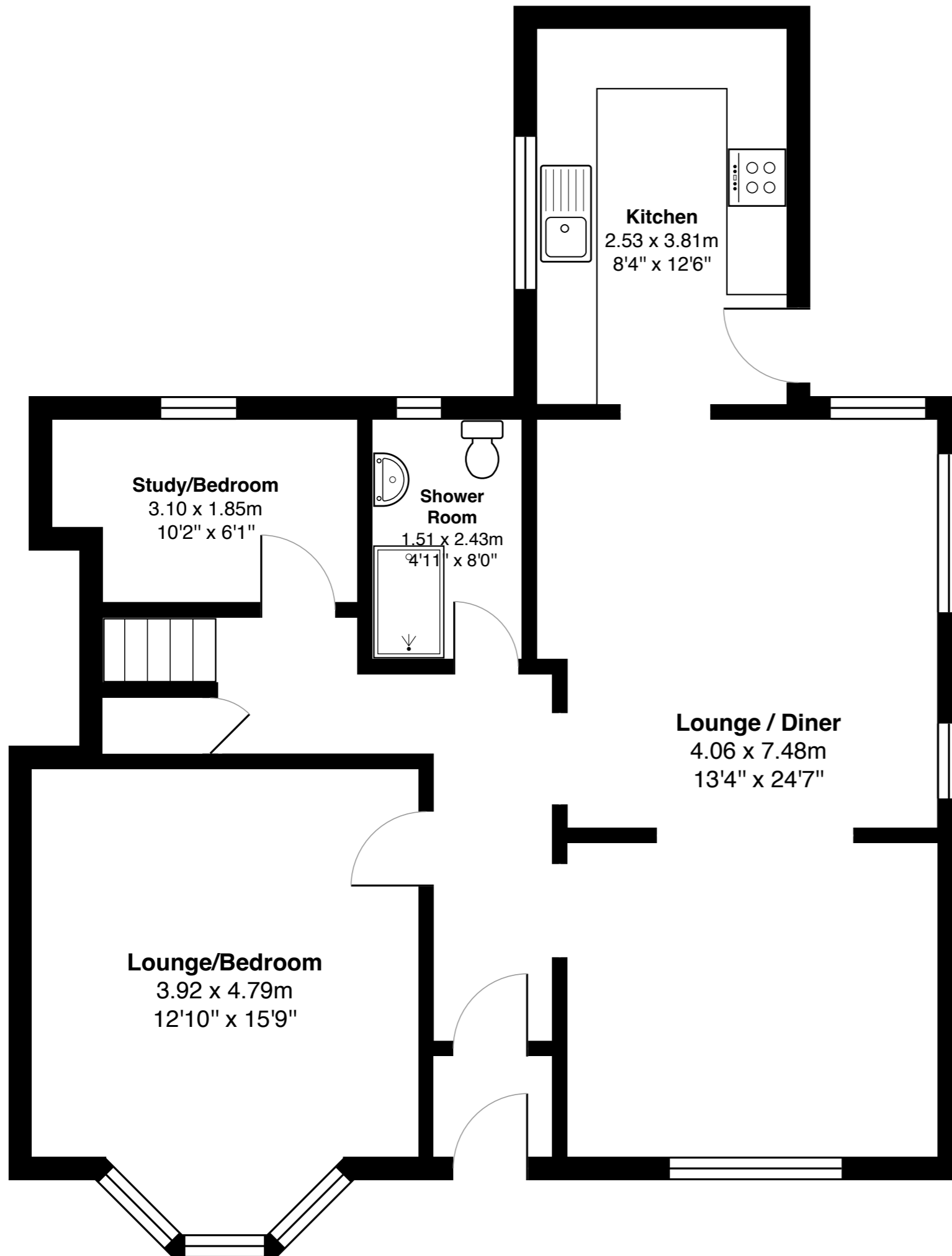
THIS IMAGE HAS BEEN VIRTUALLY STAGED





Upstairs, you'll find three double bedrooms, two of which have built-in storage, and one bedroom enjoys its own three-piece en-suite.

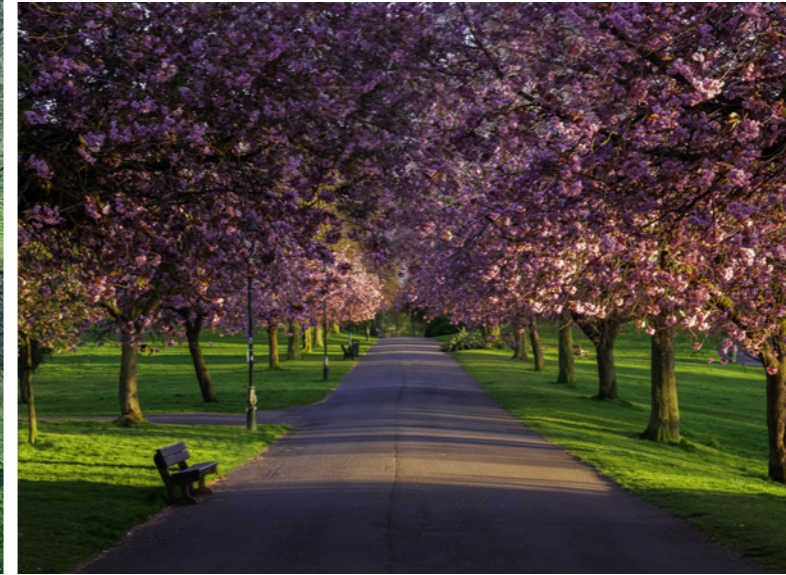




Gross internal floor area (m<sup>2</sup>): 126m<sup>2</sup>  
EPC Rating: D



With a cellar for extra storage, a large driveway for three vehicles, and fully enclosed gardens, this home is perfect for family life in a sought-after location.

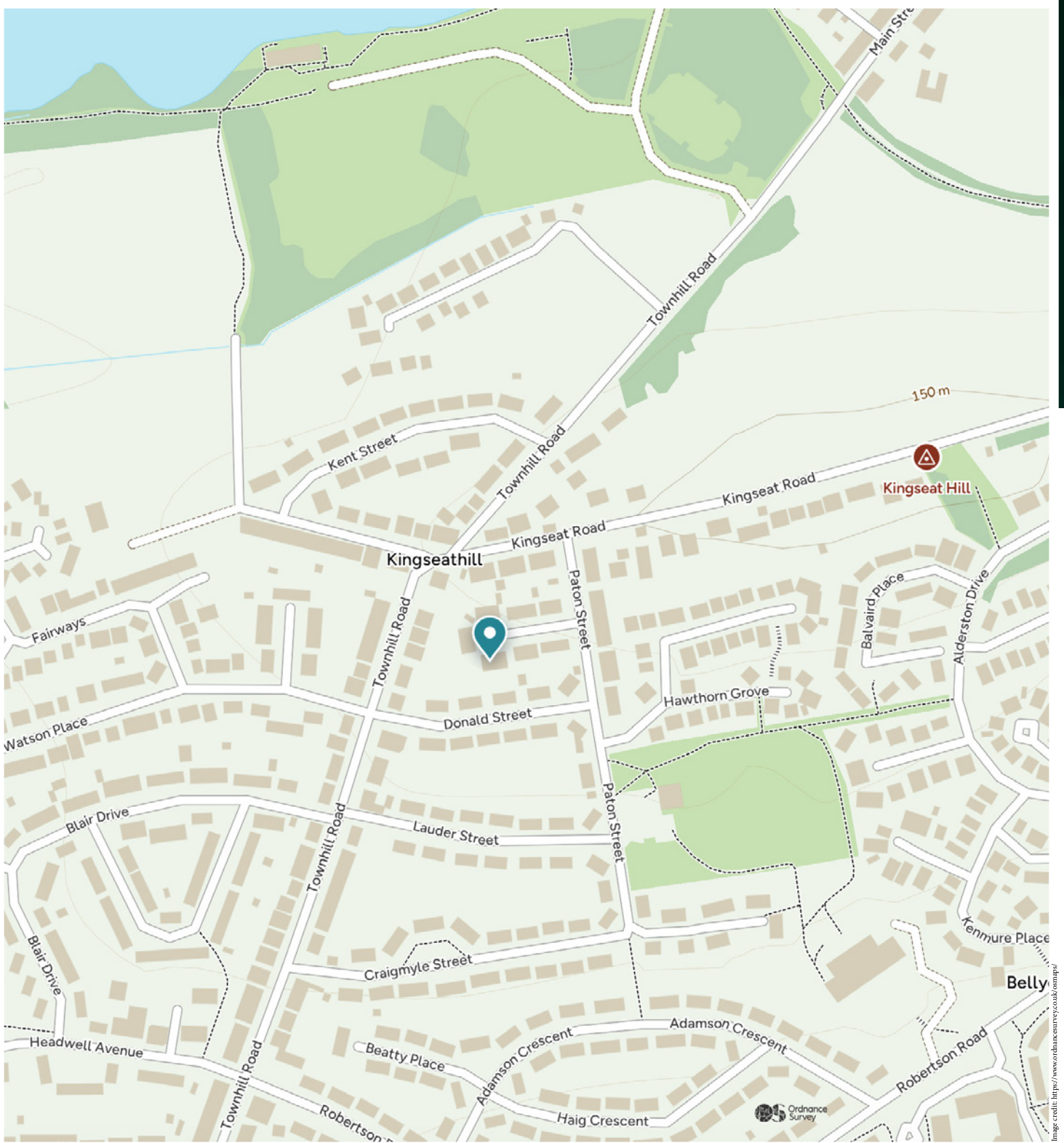


Dunfermline is a historic town located in Fife, Scotland. It holds significant historical and cultural importance as the birthplace of many Scottish monarchs, including King Robert the Bruce. The town features a rich architectural heritage, with landmarks such as Dunfermline Abbey, which dates back to 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. 0131 524 9797  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



Text and description  
**JAY STEIN**  
 Area Sales Manager



Professional photography  
**MARK BRYCE**  
 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.