



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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Top Left Flat, **3 Alexandra Street**

DUNFERMLINE, FIFE, KY12 0LS

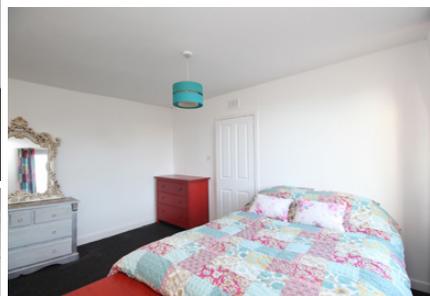
**TOP FLOOR  
FLAT LEFT**

**ALEXANDRA STREET, DUNFERMLINE**

3



**A SPACIOUS  
ONE BEDROOM  
UPPER  
FLAT, SET  
IN A GREAT  
LOCATION FOR  
COMMUTER,  
FIRST-TIME  
BUYER OR  
INVESTOR**



An ideal location for the commuter, Dunfermline is located approximately five miles from the Forth Crossing 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.

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 town 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 ten-screen cinema, a 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 close proximity.

McEwan Fraser Legal are delighted to bring to the market this one bedroom, top floor flat located close to the centre of Dunfermline.

Access to the front door can be found via a set of stairs to the rear of the property, this provides access to the hallway which leads into the rest of the property.

The spacious lounge is presented in a lovely condition. A large window ensures an abundance of natural daylight.

The kitchen is located off the lounge and is dressed in a soft palette in a contemporary style with white coloured units and features stylish contrasting worktops.

The bathroom is laid out to maximise the space, this room features a white, three-piece suite with a shower over the bath.

The bedroom provides a good deal of room for free-standing furniture and features a window to the back of the house. Ready to move into and would suit an individual buyer or investor.

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# PROPERTY SPECIFICATIONS

# LAYOUT/DIMENSIONS/LOCATION



## Approximate Dimensions (Taken from the widest point)

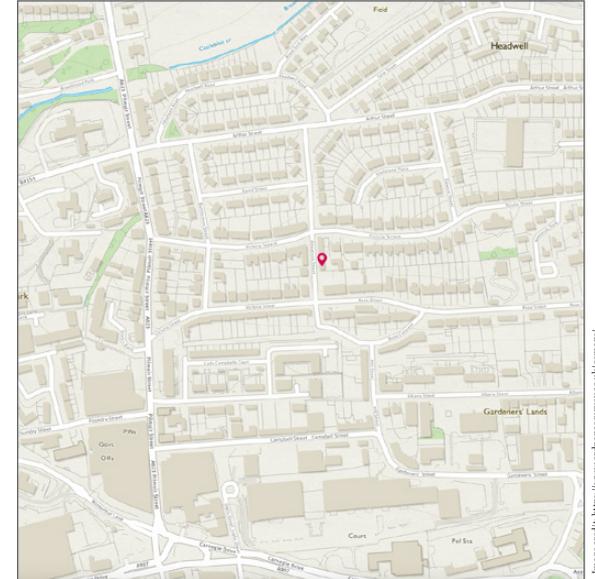
Lounge	4.50m (14'9") x 3.10m (10'2")
Kitchen	3.35m (11') x 2.00m (6'7")
Bedroom	4.40m (14'5") x 3.10m (10'2")
Bathroom	1.90m (6'3") x 1.90m (6'3")

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

52m<sup>2</sup>

## EPC Rating

D



  
Solicitors & Estate Agents

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Part  
Exchange  
Available

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