




McEwan Fraser Legal
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48 Farnell Way
DUNFERMLINE, FIFE, KY12 0SR

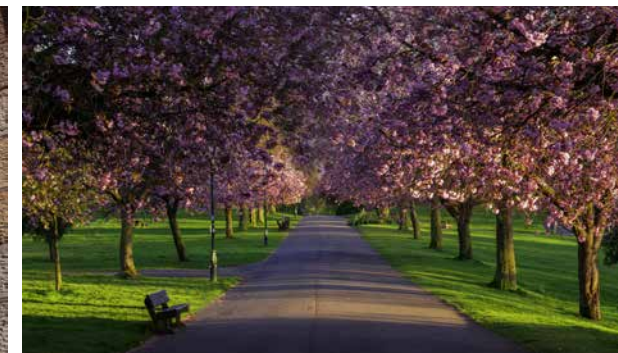
DUNFERMLINE

Fife, KY12 0SR

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 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 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.



LOCATION IMAGES
DUNFERMLINE LIFESTYLE

48 FARNELL WAY

Dunfermline

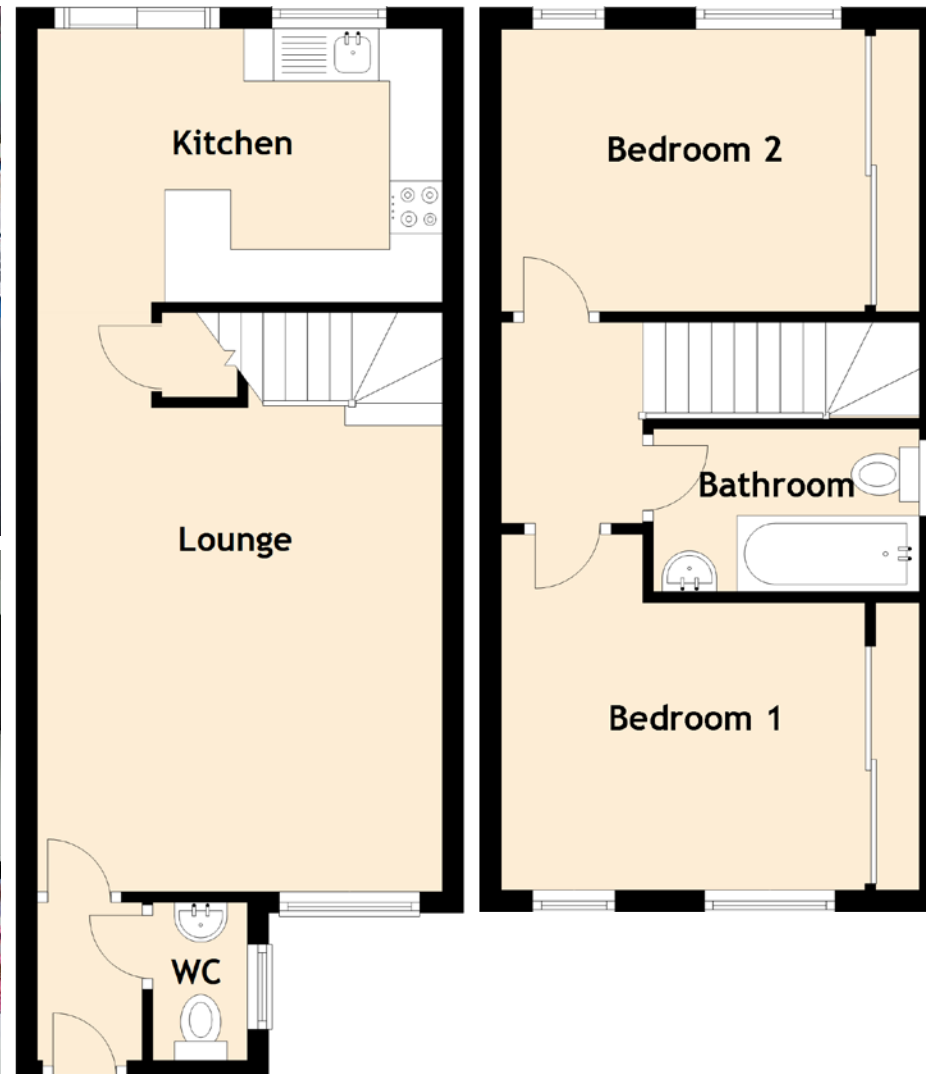
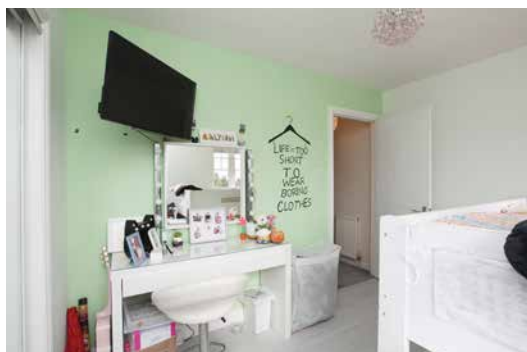
McEwan Fraser Legal is delighted to present this truly walk-in condition house is a popular residential location.

Entrance to the property is through a double glazed front door into the hallway which leads to the lounge. The spacious lounge is pleasantly located to the front with a window leading out to the front garden. The breakfasting kitchen is a good size and offers a good range of stylish floor and wall mounted units with integrated appliances and French doors leading to the rear south facing garden, also on this level there is a handy WC. The second floor is reached by a staircase and gives access to the family bathroom with a white three-piece suite. There are two spacious good sized bedrooms on this level with views across the countryside. This completes the accommodation on offer. The property further benefits from double glazing, gas central heating and large driveway. This is a must-see to appreciate the accommodation on offer.

KITCHEN
& LOUNGE



BEDROOMS & BATHROOM



Approximate Dimensions
(Taken from the widest point)

Lounge	5.50m (18'1") x 3.85m (12'8")
Kitchen	3.85m (12'8") x 2.60m (8'6")
WC	1.50m (4'11") x 0.90m (2'11")
Bedroom 1	3.30m (10'10") x 3.25m (10'8")
Bedroom 2	3.30m (10'10") x 2.60m (8'6")
Bathroom	2.45m (8') x 1.50m (4'11")

Gross internal floor area (m²): 66m²

EPC Rating: C

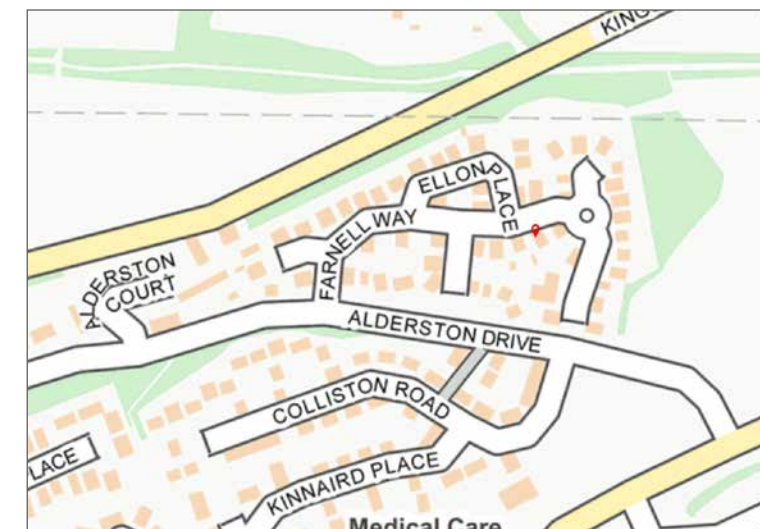


Image credit: <https://www2.promp.co.uk>



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