




McEwan Fraser Legal
Solicitors & Estate Agents
01383 660 570

16 Grange Park
DUNFERMLINE, KY11 8QQ

The Location

DUNFERMLINE, KY11 8QQ

The historic city of Dunfermline is a vibrant and culturally rich centre once the capital of Scotland, the birthplace of the philanthropist Andrew Carnegie and the resting place of Robert the Bruce.

Dunfermline is a modern city offering all the facilities you could expect, including the Kingsgate shopping centre, a selection of supermarkets and superstores and the Fife Leisure Park offering a ten-screen cinema, health club, ten-pin bowling club and an array of bars and restaurants.

For those who enjoy the outdoors, there are a number of public parks and woodland walks including the Pittencrieff park and a number of golf courses. One of the great attractions of Dunfermline is its excellent communication network Edinburgh (sixteen miles), Glasgow (thirty-seven) Dundee (forty-two) and Perth (twenty-eight) Edinburgh Airport (fourteen) all within easy access via road and rail. Schooling of good repute is available throughout Dunfermline for both primary and secondary education.



“... For those who enjoy the outdoors, there are a number of public parks and woodland walks ...”



I M M A C U L A T E T H R E E - B E D R O O M H O M E I N T R U L Y W A L K - I N C O N D I T I O N

16 Grange Park

DUNFERMLINE, KY11 8QQ

McEwan Fraser Legal is delighted to present this immaculate three-bedroom home in truly walk-in condition.

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 a fully enclosed south-facing garden that is both animal and child friendly. The second floor is reached by a staircase and gives access to the family bathroom with a white three-piece suite. There are three spacious good sized bedrooms on this level with views across the country. This completes the accommodation on offer.

The property further benefits from double glazing, gas central heating and a large driveway to the front. This is a must-see to appreciate the accommodation on offer.



“... Internally, this ideal starter home is particularly well proportioned and boasts a stylish modern finish ...”

I M M A C U L A T E T H R E E - B E D R O O M H O M E I N T R U L Y W A L K - I N C O N D I T I O N

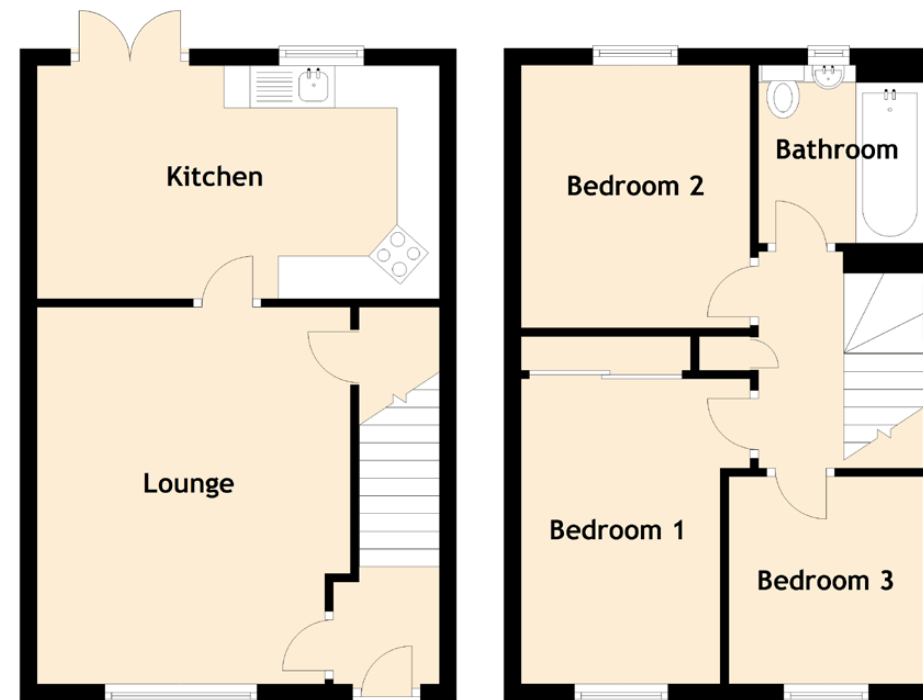


“three spacious good sized bedrooms”



Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

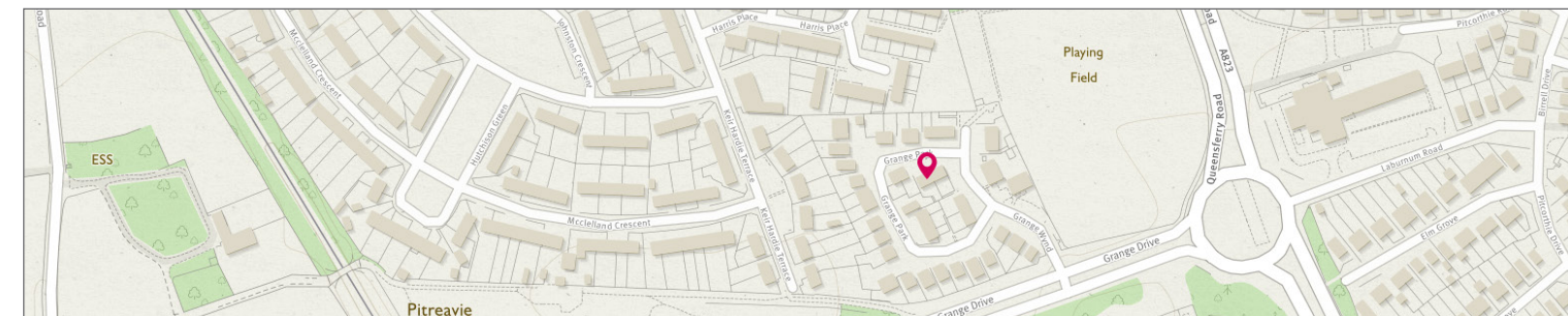


Approximate Dimensions (Taken from the widest point)

Lounge	4.45m (14'7") x 3.70m (12'2")
Kitchen	4.75m (15'7") x 2.75m (9')
Bedroom 1	3.60m (11'10") x 2.70m (8'10")
Bedroom 2	3.10m (10'2") x 2.70m (8'10")
Bedroom 3	2.45m (8') x 2.30m (7'7")
Bathroom	2.10m (6'11") x 2.00m (6'7")

Gross internal floor area (m²): 68m² | EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds, tumble dryer, washing machine and integrated dishwasher.



P

I M M A C U L A T E T H R E E - B E D R O O M H O M E I N T R U L Y W A L K - I N C O N D I T I O N

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01383 660 570
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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.



Text and description
JAY STEIN
Surveyor



Professional photography
LEIGH ROLLO
Photographer



Layout graphics and design
ALLY CLARK
Designer