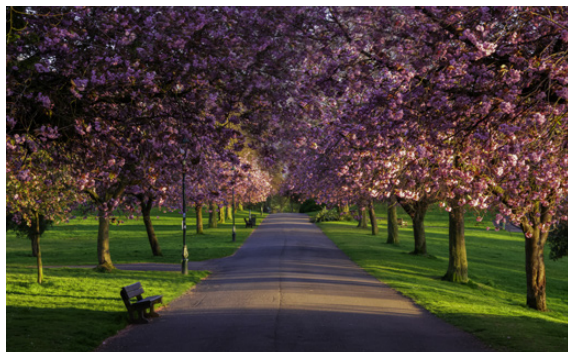





McEwan Fraser Legal
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72d James Street
DUNFERMLINE, FIFE, KY12 7QF



THE LOCATION

Dunfermline, Fife

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 city 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 and Dundee.





THE PROPERTY

72d James Street

72d James Street is a superb top floor flat, it has been well maintained and is in excellent condition throughout. The property offers spacious and flexible accommodation and has excellent storage. The property boasts stunning views across Fife and beyond.

The property is accessed via a secure entry system into a well maintained communal stairway. The spacious hallway provides access to all rooms, while still having a decent amount of floor space for small furnishings. The lounge/dining room features front-facing views and has enough space for two large sofas and a working fire. The dining area has space for a table and eight chairs. The spacious modern kitchen can be found to the rear of the property. The kitchen features multiple wall and base mounted storage units. There are three double bedrooms, with bedroom one offering a stylish en-suite shower room. The property is completed by the modern and stylish bathroom, which features a basin, toilet and a shower over the bath. The property further benefits from gas central heating and double glazing.





BEDROOMS, BATHROOM & EN-SUITE



Approximate Dimensions
(Taken from the widest point)

Lounge	4.40m (14'5") x 3.90m (12'10")
Dining Area	3.20m (10'6") x 1.90m (6'3")
Kitchen	3.60m (11'10") x 2.80m (9'2")
Bedroom 1	4.30m (14'1") x 3.80m (12'6")

Bedroom 2	3.60m (11'10") x 2.00m (6'7")
En-suite	2.70m (8'10") x 1.10m (3'7")
Bedroom 3	3.20m (10'6") x 1.80m (5'11")
Bathroom	2.50m (8'2") x 1.60m (5'3")

Gross internal floor area (m²): 93m²
EPC Rating: E

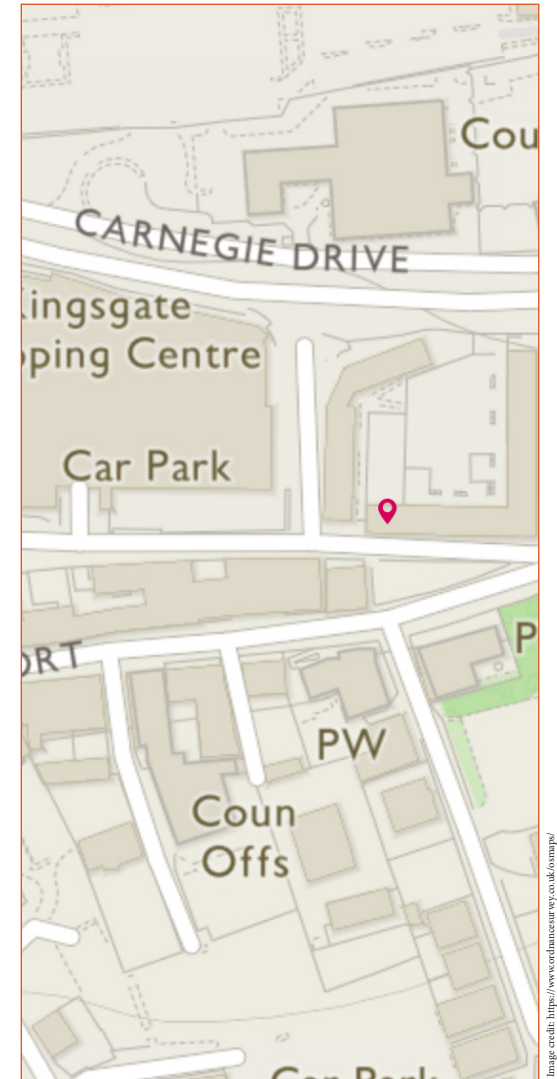
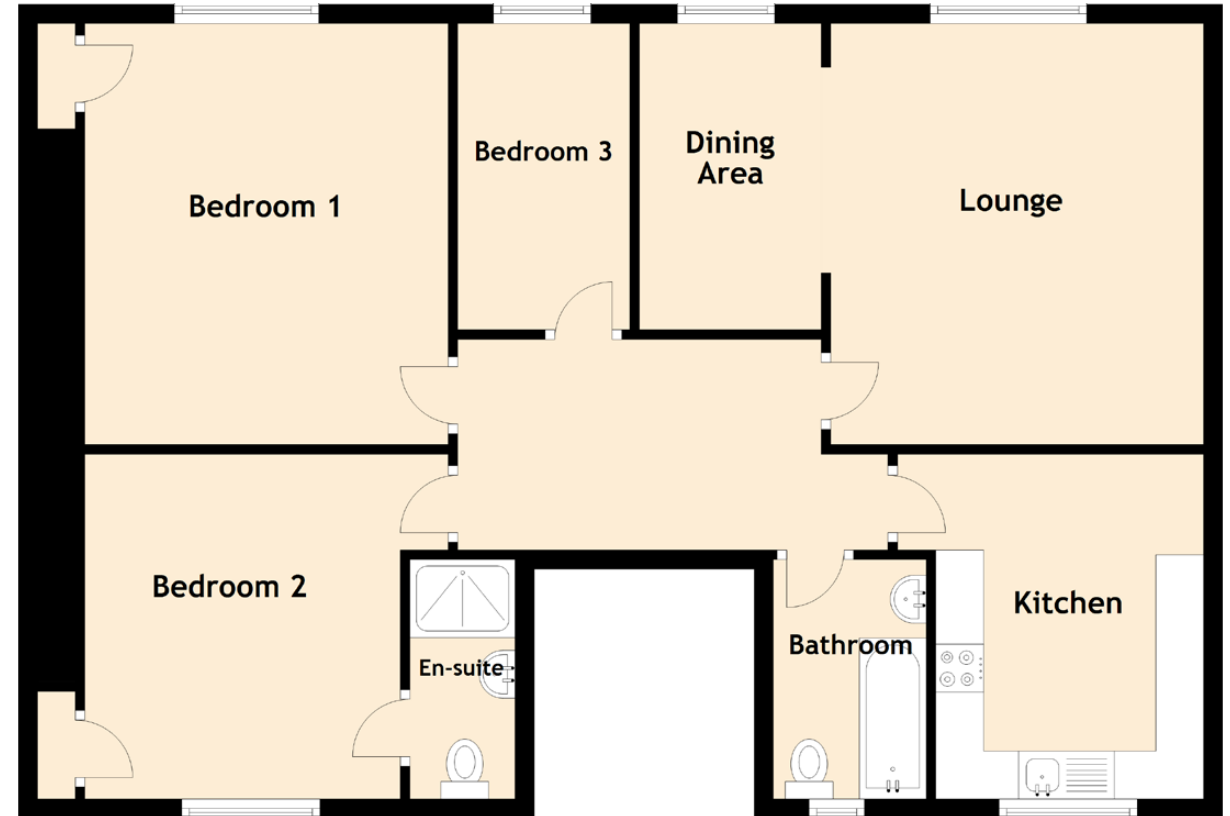


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