



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**58 Rose Street**  
DUNFERMLINE, FIFE, KY12 ORE





# DUNFERMLINE

FIFE

An ideal location for the commuter, 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.

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 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, 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.



# 58 ROSE STREET

DUNFERMLINE

McEwan Fraser Legal is delighted to bring to the market this two-bedroom, cottage flat on the ground floor with the main door.

To all 'intents' this is a cottage, charming, inviting and welcoming. The spacious lounge is presented in a delightful condition with a marriage of modern contemporary colours and elegant period features. 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 cream coloured units and contrasting worktops, a gas hob and electric built under oven. The bathroom features a white, three-piece suite with a shower over the bath. The main bedroom offers elegant proportions and provides ample room for free standing furniture. Bedroom two is a good size bedroom currently utilised as a guest bedroom/home office. There is also a handy basement with a very large storage area.

A garden and drying green to the rear add to the enjoyment. Ready to move right into and would suit the discerning buyer looking for space, style and somewhere elegant to work from home.

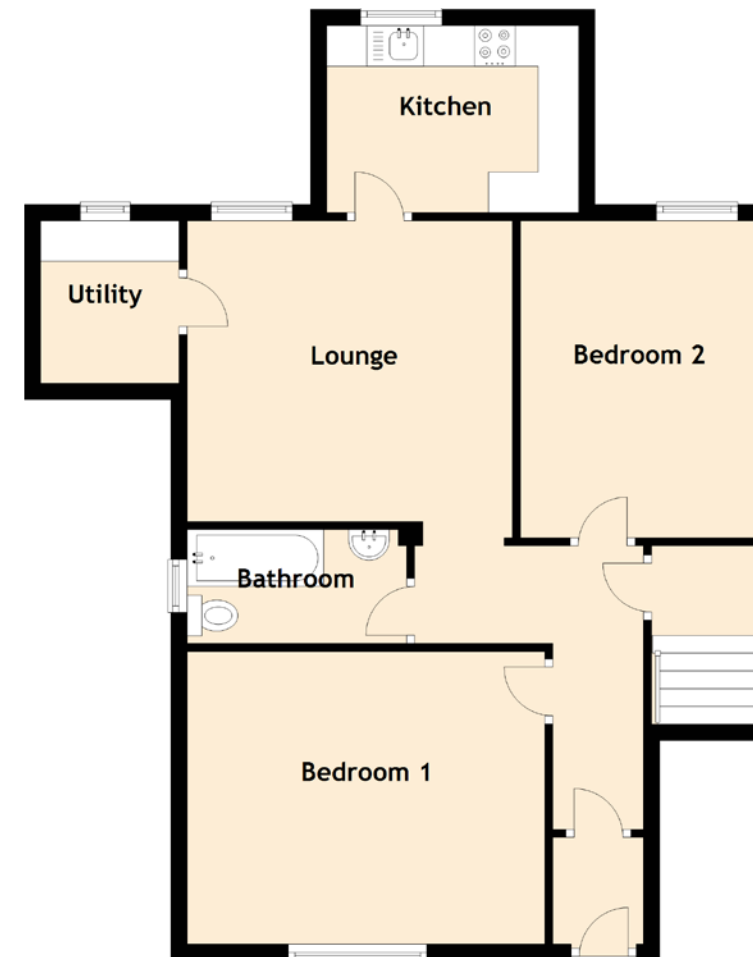






# SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.00m (13'1") x 3.90m (12'10")
Kitchen	3.10m (10'2") x 2.30m (7'7")
Utility	2.00m (6'7") x 1.70m (5'7")
Bedroom 1	4.40m (14'5") x 3.60m (11'10")
Bedroom 2	3.90m (12'10") x 2.90m (9'6")
Bathroom	2.70m (8'10") x 1.40m (4'7")

Gross internal floor area (m<sup>2</sup>): 68m<sup>2</sup>

EPC Rating: D

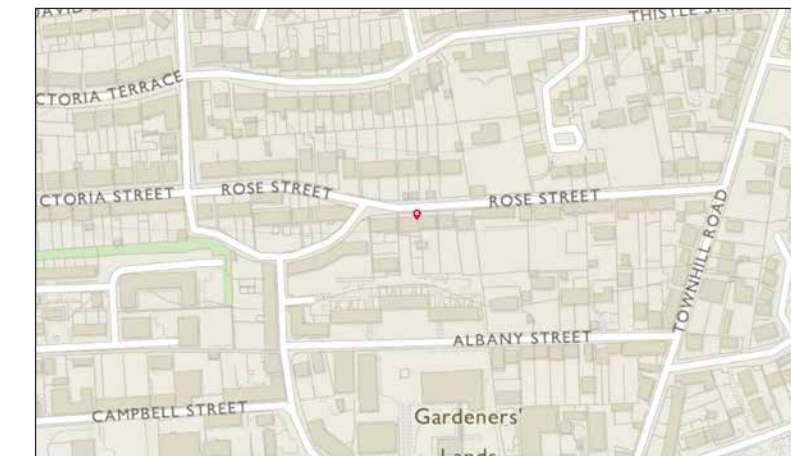


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