

4 Sir John Brown Place

DUNFERMLINE, FIFE, KY11 8TZ



WONDERFUL FOUR BEDROOM HOME SET WITHIN
A POPULAR RESIDENTIAL LOCATION



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4 Sir John Brown Place is a delightful and spacious four-bedroom family villa situated within a quiet residential setting. The property has been well maintained by the current owners to an extremely high level and is in move-in condition.

The entrance leads into an inner hall which is open planned on to the lounge, dining room, kitchen, utility room and stairs leading to the upper level. The spacious open plan lounge/dining room has a front-facing window with views over the front and rear doors leading out to the large conservatory with views over the secluded gardens. The kitchen is a good size and features a range of quality fitted and finished floor and wall mounted units with integrated appliances and access to the utility room and WC. To the upper level, there are four good-sized double bedrooms with the master offering a stylish en-suite; the quality sized family bathroom with shower completes the internal accommodation on offer.

A large driveway leads to the single garage and ample off-street parking is provided. There are lovely landscaped gardens to front and rear of the property, which are low maintenance and are fully enclosed to the rear, ensuring a child and animal-friendly environment.

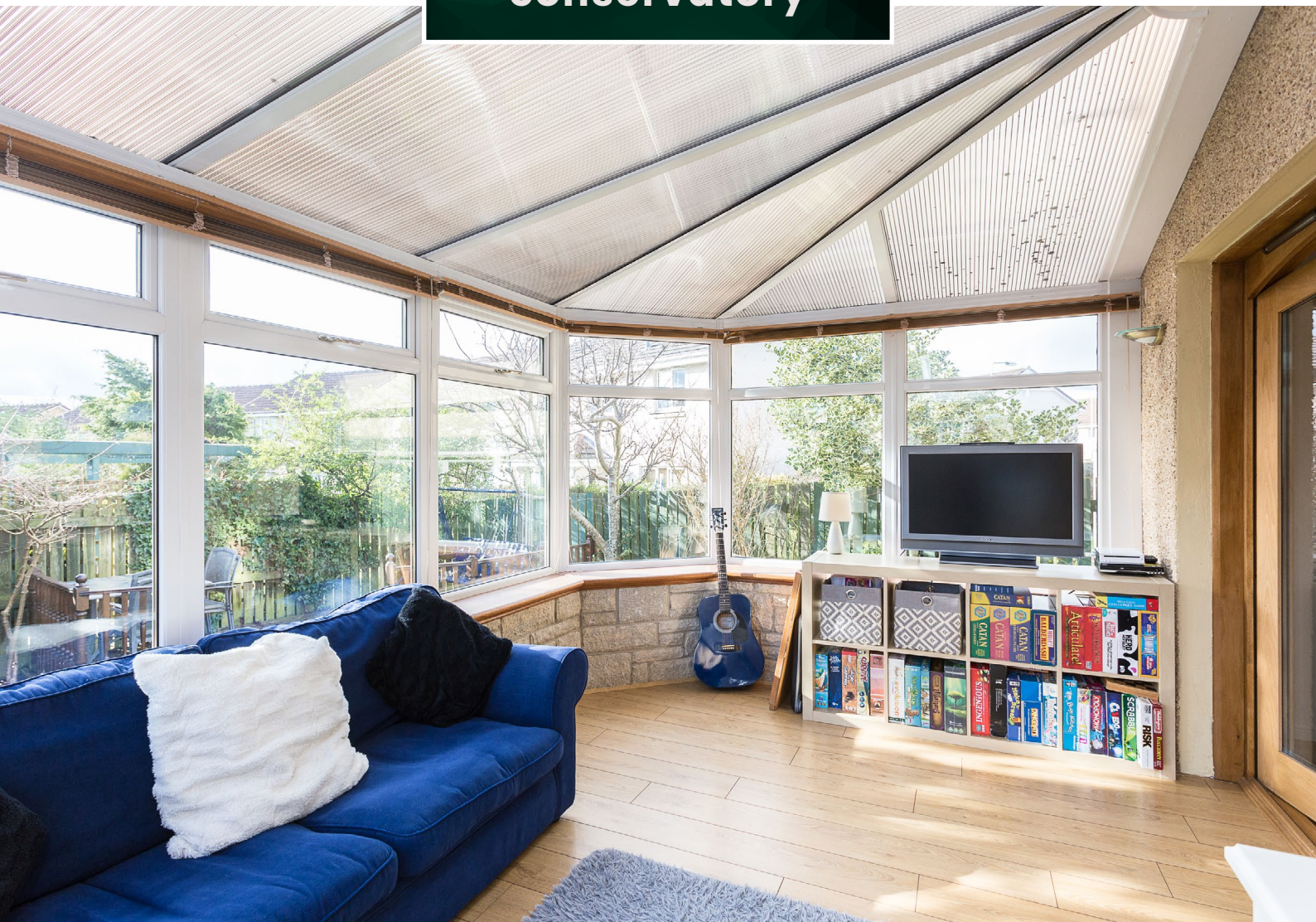
4 Sir John Brown Place







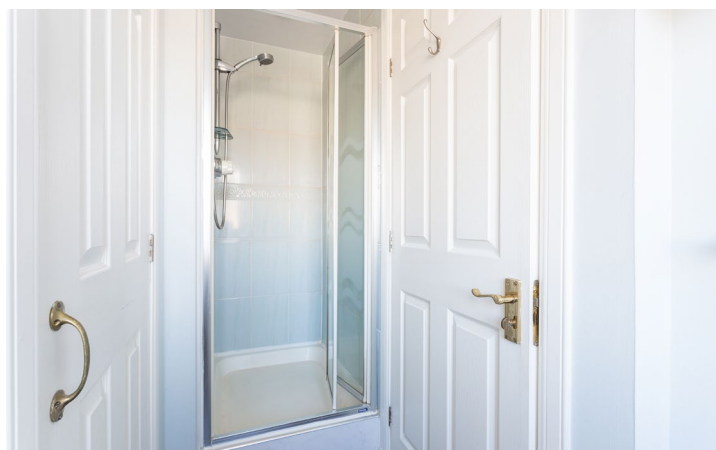
conservatory







bedroom & en-suite



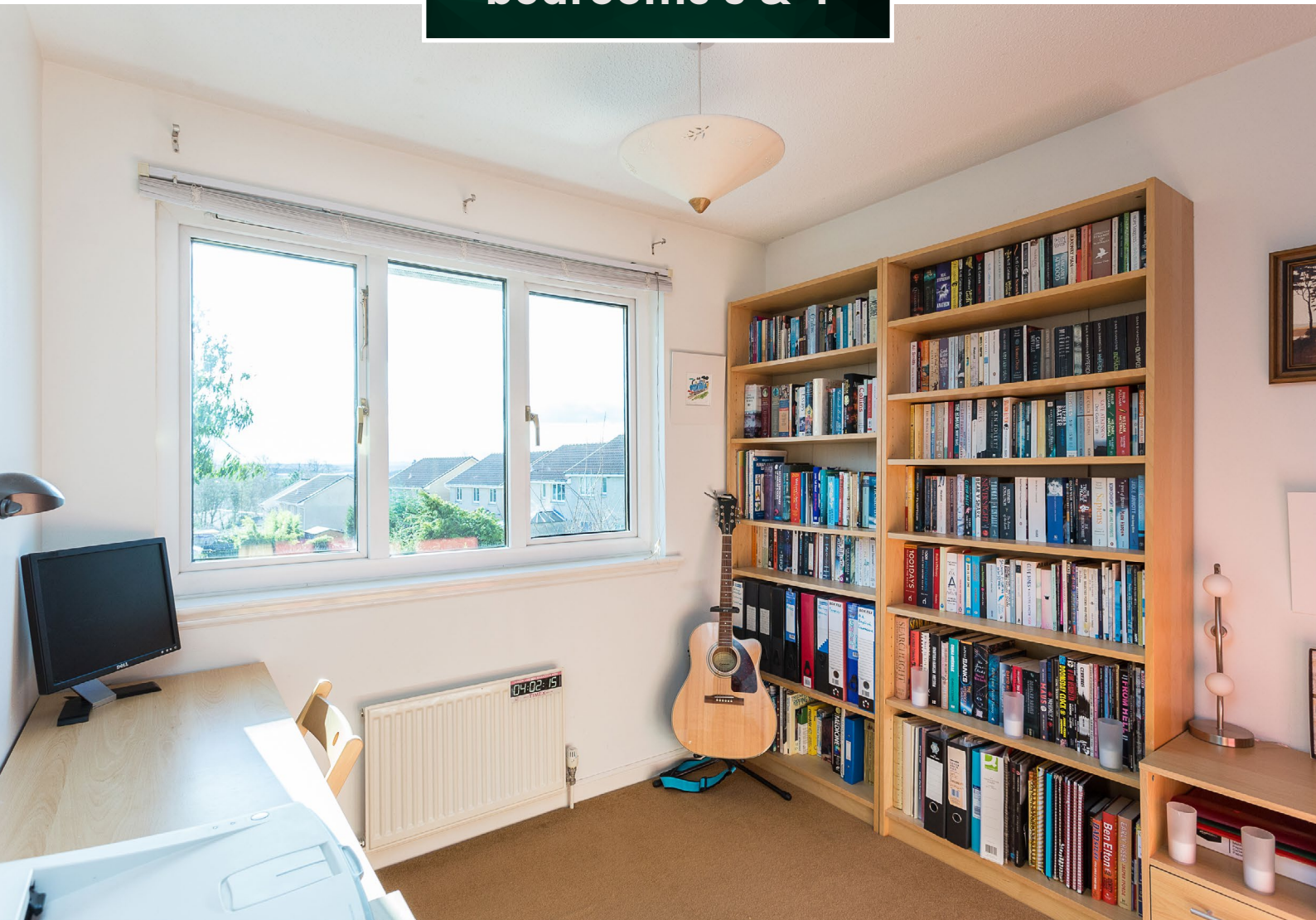


bedroom 2

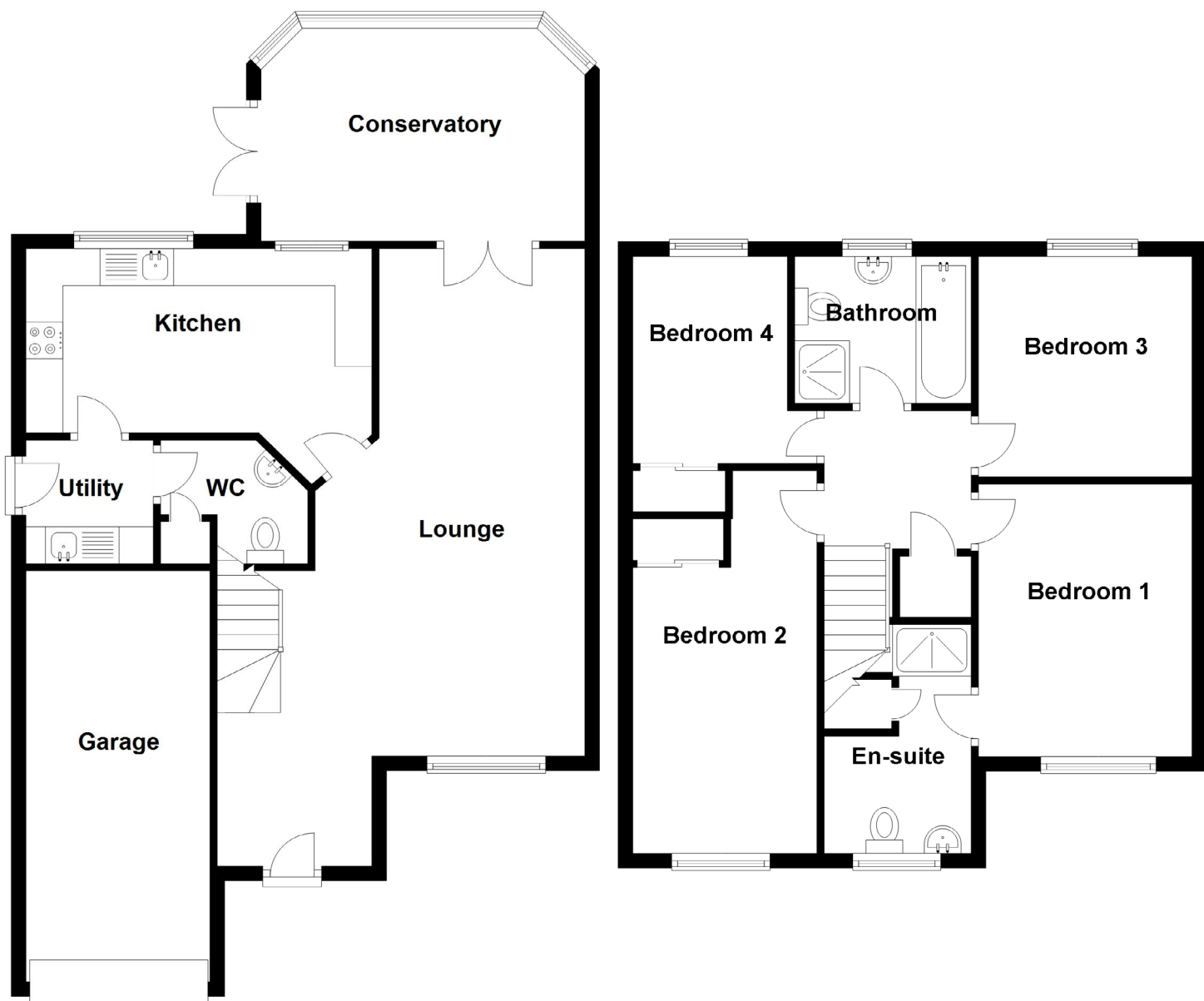




bedrooms 3 & 4







Approximate Dimensions

(Taken from the widest point)

Lounge	8.40m (27'7") x 5.00m (16'5")	Bedroom 2	4.55m (14'11") x 2.50m (8'2")
Kitchen	4.70m (15'5") x 2.53m (8'4")	Bedroom 3	3.00m (9'10") x 2.90m (9'6")
Conservatory	4.40m (14'5") x 2.90m (9'6")	Bedroom 4	2.81m (9'3") x 2.10m (6'11")
Utility	1.80m (5'11") x 1.60m (5'3")	Bathroom	2.40m (7'10") x 2.00m (6'7")
WC	2.00m (6'7") x 1.80m (5'11")		
Bedroom 1	3.70m (12'2") x 2.90m (9'6")	Gross internal floor area (m ²): 106m ²	
En-suite	2.69m (8'10") x 2.00m (6'7")	EPC Rating: C	



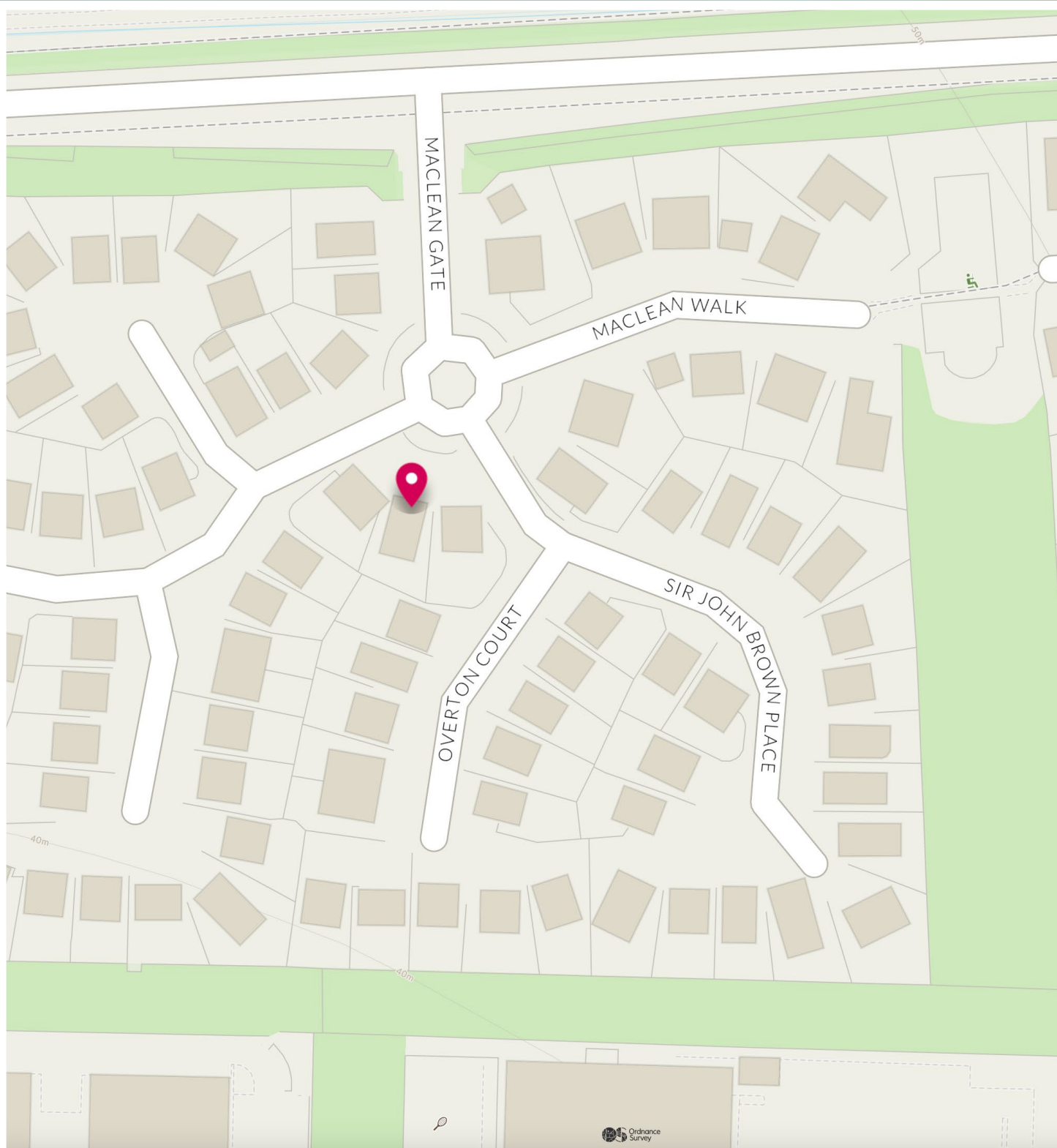


The Royal Burgh of Dunfermline is the birthplace of Andrew Carnegie and the resting place of Sir Robert the Bruce in the famous Dunfermline Abbey.

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 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.



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