

87 Macpherson Avenue

DUNFERMLINE, FIFE, KY11 8ZY



*WONDERFUL FOUR BEDROOM
DETACHED HOME*



01383 660 570



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



We are delighted to introduce to the market this spacious four-bedroom property built in this exclusive development. Ideally positioned in a sought-after and quiet residential area, it provides a safe environment for children and offers great privacy. This is a beautifully designed executive four-bedroom family home, which provides substantial accommodation for a growing family.

The property is offered to the market in “walk-in” condition. In more detail, the accommodation comprises a welcoming hallway with stairs leading to the upper level, a pristine formal and bright lounge to the front of the property with a feature window that floods the room with natural light. The fully fitted kitchen with family area/breakfast area has been beautifully fitted to include a quality range of floor and wall-mounted units, with a striking work surface, which provides a fashionable and efficient workspace. It further benefits from a microwave, oven, gas hob and extractor hood. There is a separate fully tiled utility room with an external door. Also on the ground level, you will find a spacious separate dining room that can accommodate a table and eight chairs for more formal dining.





Kitchen/Diner









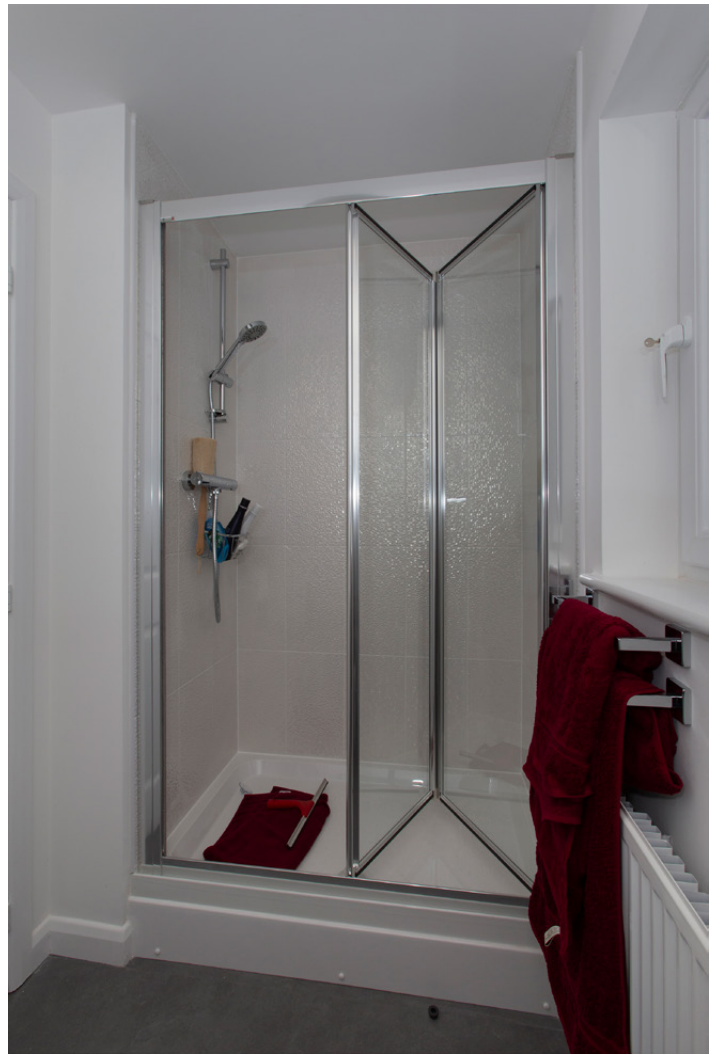
The upper landing has been thoughtfully planned and consists of four well-appointed bedrooms. The immaculate master bedroom boasts a fantastic en-suite and wardrobes. Also on this floor, you will find the contemporary three-piece family bathroom. This completes the impressive accommodation internally.





Bedroom 1



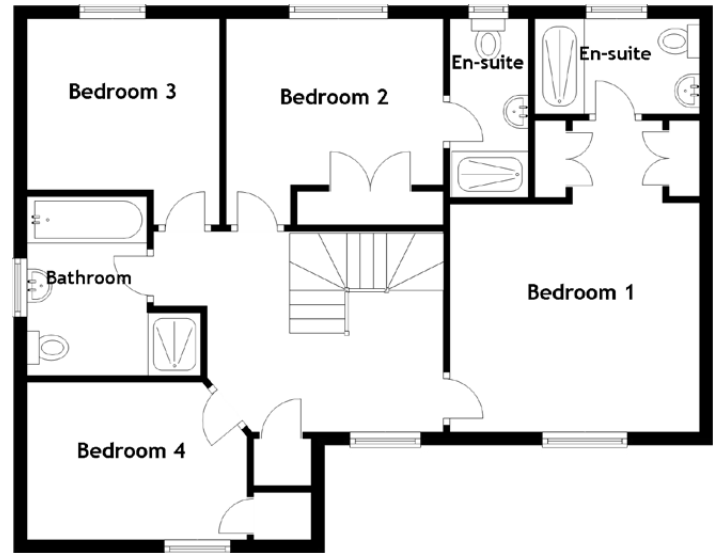
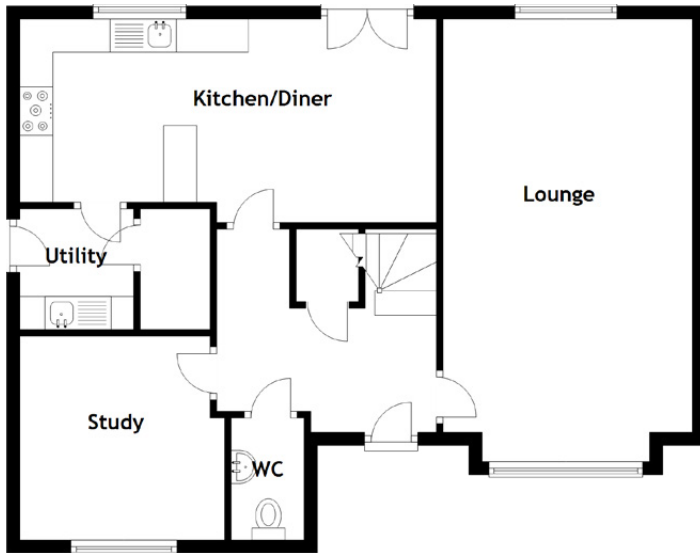




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	6.67m (21'11") x 3.76m (12'4")	En-suite	2.70m (8'10") x 1.18m (3'11")
Kitchen/Diner	6.28m (20'7") x 3.07m (10'1")	Bedroom 3	3.11m (10'2") x 2.90m (9'6")
Utility	1.82m (6') x 1.72m (5'8")	Bedroom 4	3.32m (10'11") x 2.38m (7'10")
Study	3.09m (10'2") x 3.07m (10'1")	Bathroom	2.70m (8'10") x 1.81m (5'11")
WC	1.84m (6') x 1.10m (3'7")	Gross internal floor area (m ²): 144m ²	
Bedroom 1	4.70m (15'5") x 3.77m (12'4")	EPC Rating: B	
En-suite	2.48m (8'2") x 1.43m (4'8")		
Bedroom 2	3.27m (10'9") x 3.11m (10'2")		

The property benefits from gas central heating and double-glazing for additional comfort. Externally, there is a double detached garage, and a driveway providing off-road parking for up to five vehicles. The large rear garden is fully enclosed and is a place where you and your family can enjoy privacy and seclusion. Viewing is highly recommended to appreciate the accommodation on offer.





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 & Dundee.

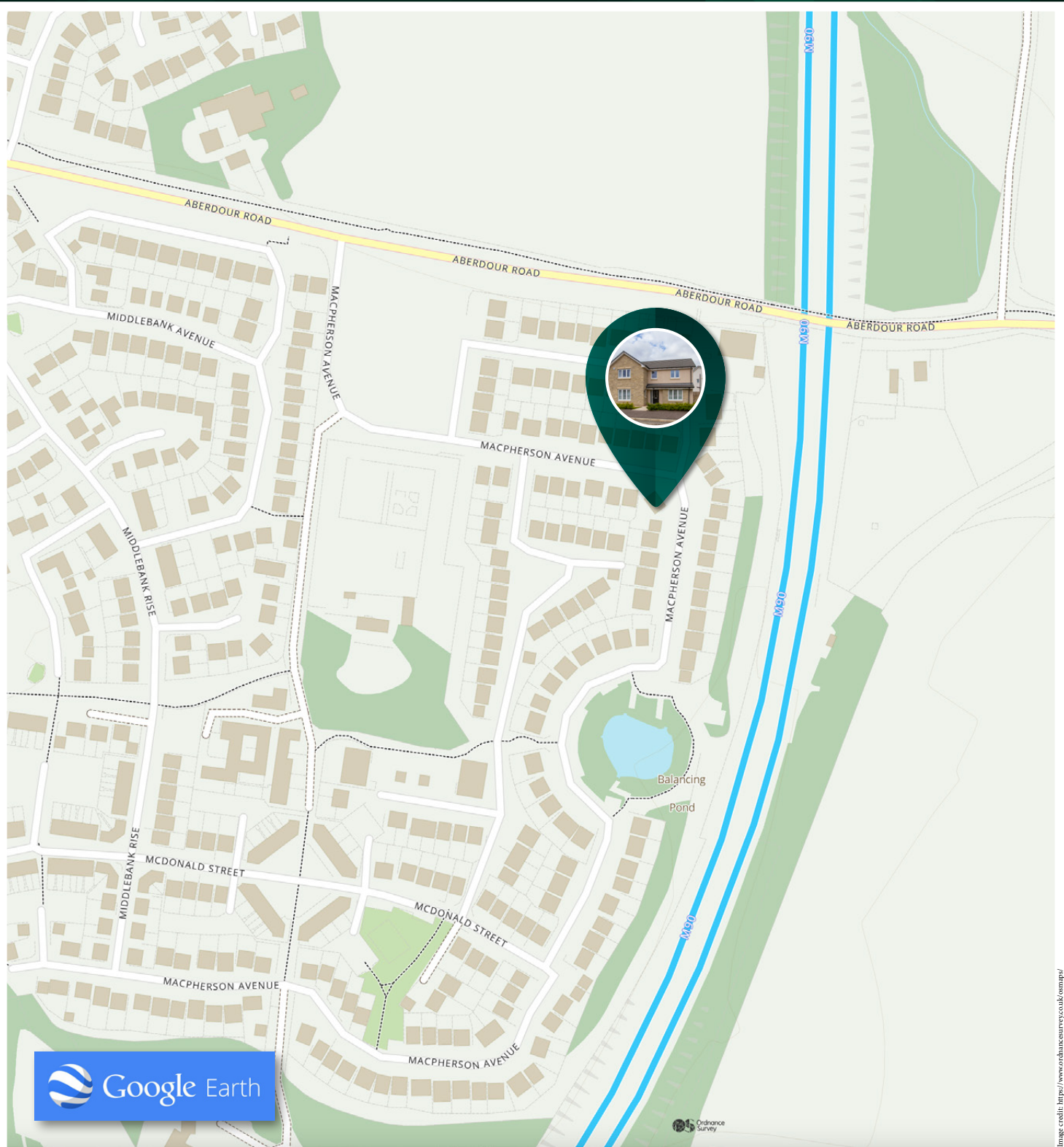


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01383 660 570

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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