

# 26 Woodhead Street

HIGH VALLEYFIELD, DUNFERMLINE, KY12 8SQ



*SUPERB THREE-BEDROOM  
SEMI-DETACHED HOUSE*



01383 660 570



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



---

We are delighted to offer to the market this superb, three-bedroom, semi-detached house, situated within a popular residential area. Room dimensions are generous and the accommodation has been arranged to offer a high level of flexibility and individuality.

Once inside, you will be greeted with a first-class specification. In more detail, the accommodation comprises; a hallway entrance with access to all apartments on this level. The immediately impressive lounge has a large picture window with an open outlook to the front aspect, flooding the room with natural light. The kitchen/family room is located to the rear and has been newly fitted to include a good range of floor and wall-mounted units with a striking worktop, providing a fashionable and efficient workspace. It further benefits from integrated appliances such as an oven, hob and extractor hood. French doors gives access to the rear garden. There are three well-proportioned double bedrooms. The master bedroom offers a delightful en-suite shower room. A contemporary modern fully tiled three piece family bathroom completes the impressive accommodation internally.

---





**Kitchen/Diner**







**Bedroom 1**





**Bedroom 2**





**Bedroom 3**



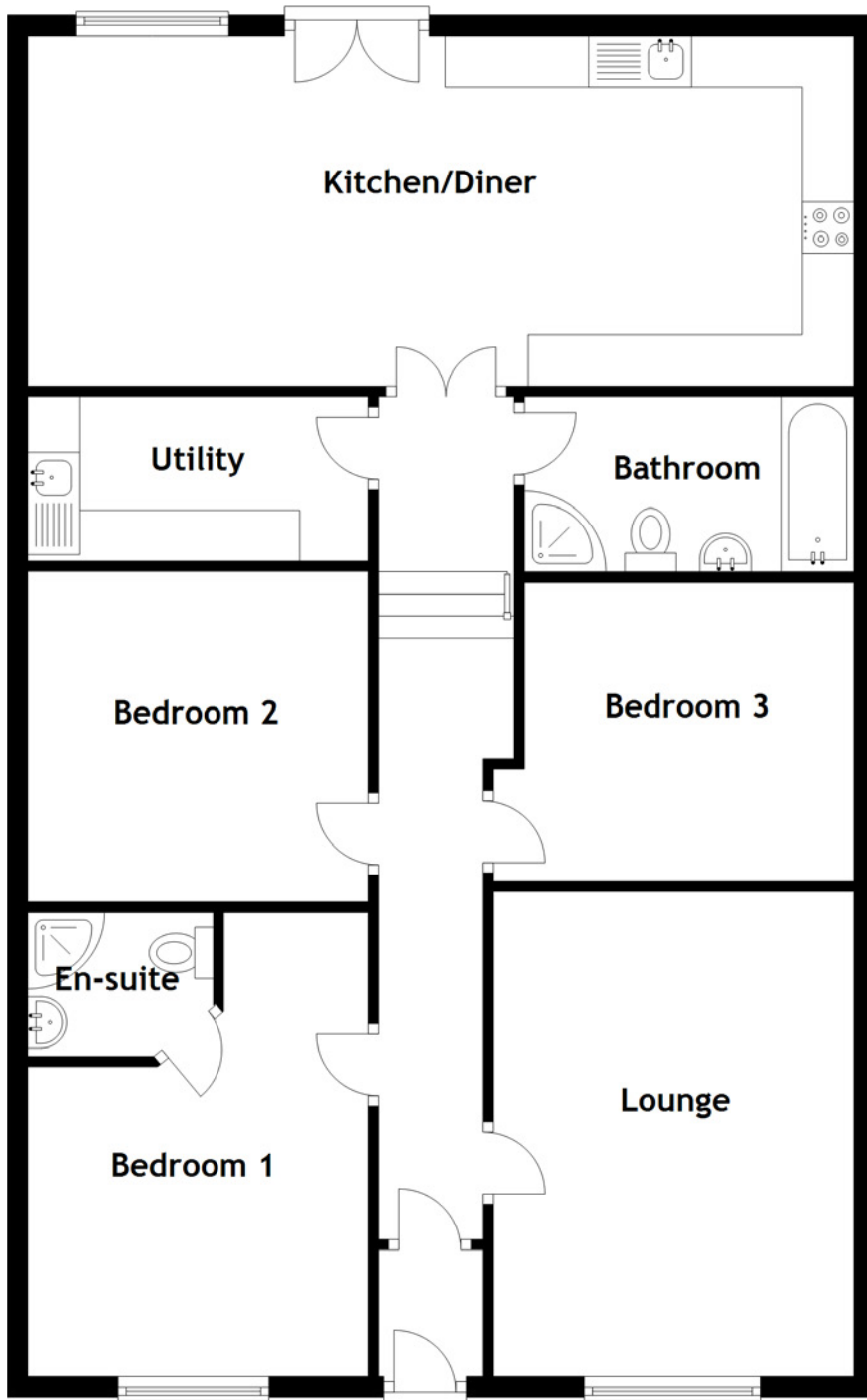






**Utility & En-suite**





**Approximate Dimensions**

(Taken from the widest point)

Kitchen/Diner	8.00m (26'3") x 3.40m (11'2")	Utility	3.30m (10'10") x 1.60m (5'3")
Lounge	4.70m (15'5") x 3.50m (11'6")	En-suite	1.80m (5'11") x 1.40m (4'7")
Bedroom 1	3.30m (10'10") x 3.00m (9'10")		
Bedroom 2	3.30m (10'10") x 3.20m (10'6")	Gross internal floor area (m <sup>2</sup> ): 109m <sup>2</sup>	
Bedroom 3	3.50m (11'6") x 2.90m (9'6")	EPC Rating: C	
Bathroom	3.20m (10'6") x 1.70m (5'7")		



There are well-tended front and rear gardens. To the front of the property, there is a well-maintained private garden and a driveway providing off-road parking for ample vehicles. The rear garden is fully enclosed and provides a safe environment for children. A large garage is to the rear of the garden and can be utilised for various uses.

The high specifications of this family home also benefit from double glazing and gas central heating throughout. This larger than average plot allows scope for extending after gaining the correct planning permission. Viewing is highly recommended to appreciate the accommodation on offer.

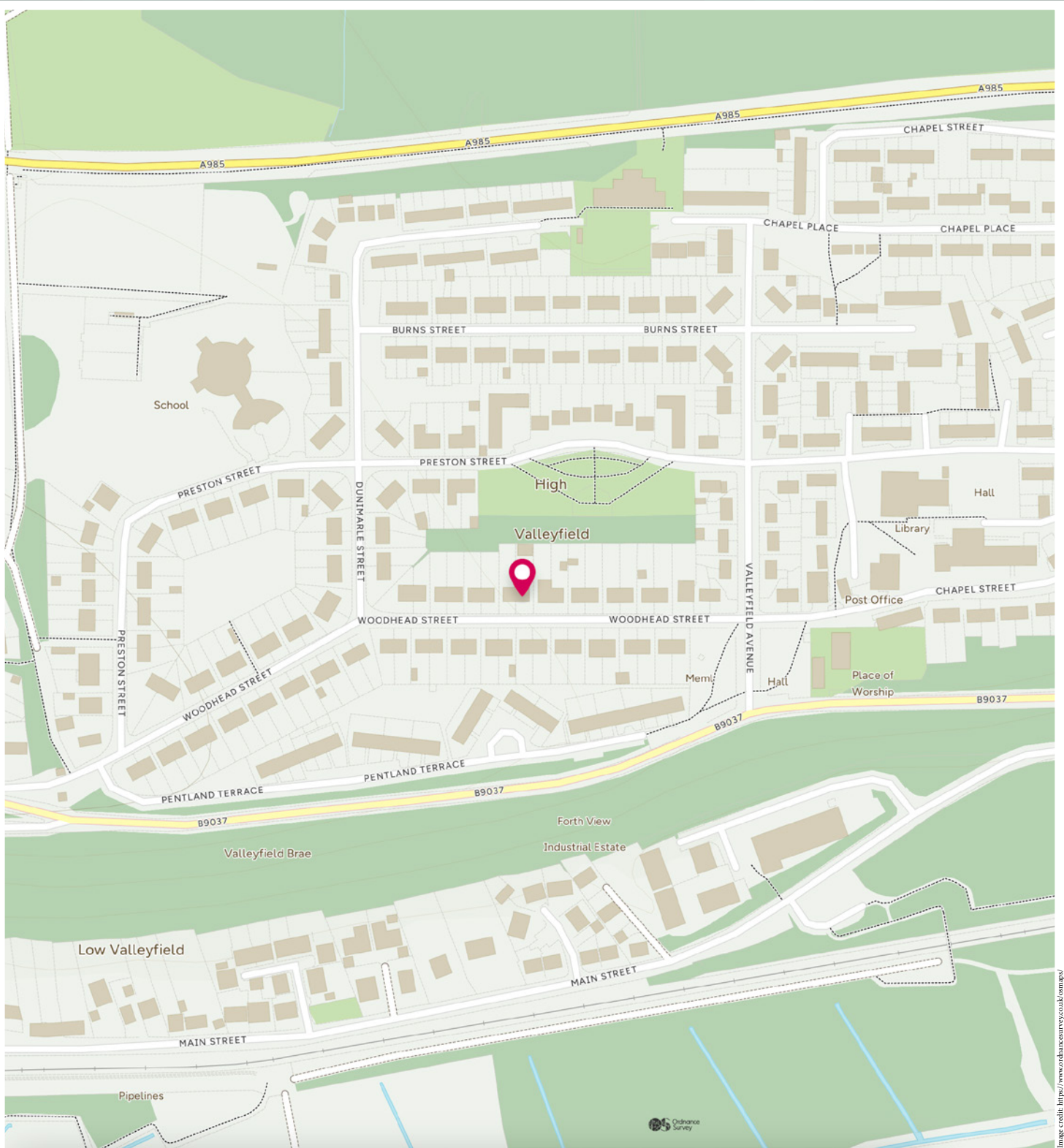


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01383 660 570

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE SUNDAY TIMES



Text and description  
**JAY STEIN**  
Area Sales Manager



Professional photography  
**GRANT LAWRENCE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**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.