



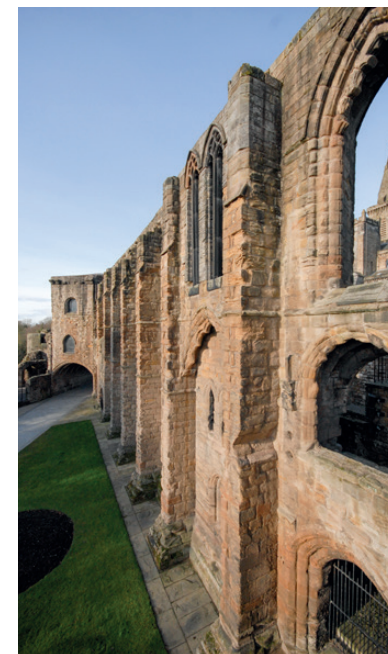

McEwan Fraser Legal
Solicitors & Estate Agents
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83 Don Road
DUNFERMLINE, FIFE, KY11 4NH



AREA

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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, leaving a legacy of cultural magnitude and placing Dunfermline firmly on the map.

Today, 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 several 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 & Dundee.

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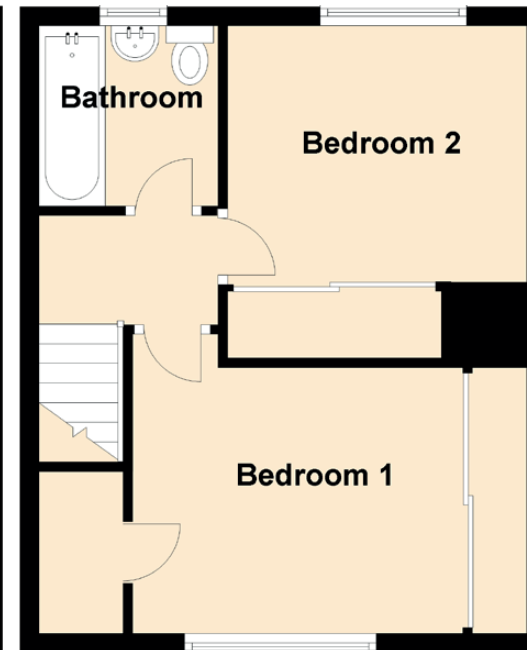
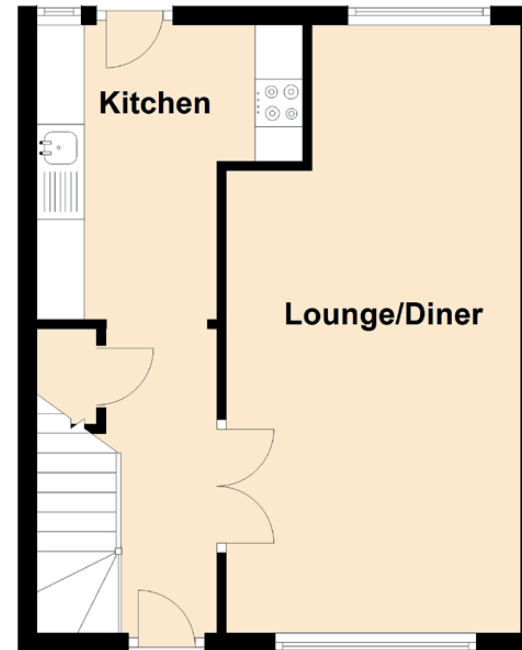
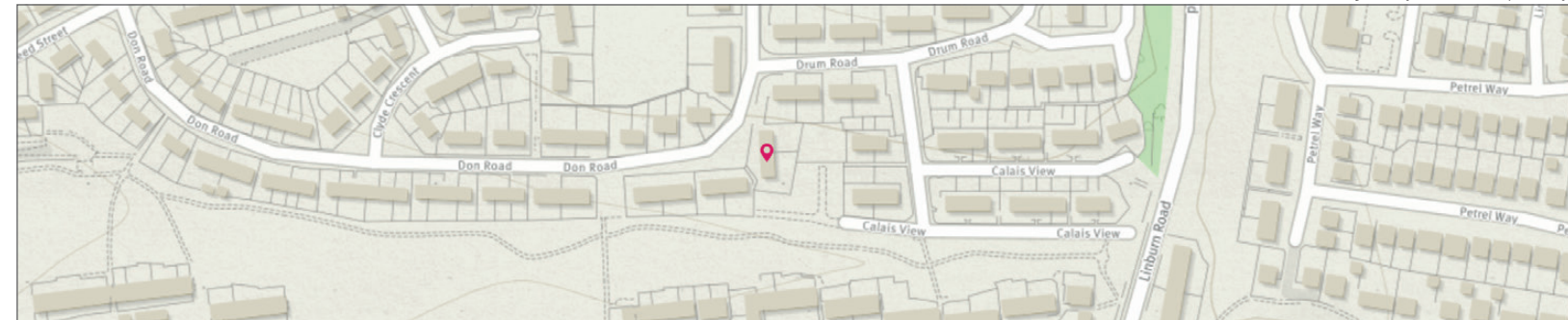
DON ROAD, DUNFERMLINE

McEwan Fraser Legal is delighted to present this two-bedroom villa located within a popular residential development within the town of Dunfermline and it is convenient for local facilities and amenities. The property is in walk-in condition having been freshly decorated to take to the market. The house offers excellent transport links. Inside, the property comprises of:

- Fully equipped kitchen; galley style with a back door to the garden.
- Spacious living area with dual aspect over gardens and room for a dining table.
- Two bedrooms which include built-in wardrobes.
- Family bathroom.

In addition to this, the property includes a large garden to the back and side, and a further garden to the front. A timber Garage with a drive directly in front of it to the rear of the property and a gate allows access to the garden. There is a rent of £67.08 per Annum payable to the local authority for the ground rent. This is a good opportunity to acquire a house representing great value for money.





Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	6.40m (21') x 3.10m (10'2")
Kitchen	3.10m (10'2") x 2.80m (9'2")
Bedroom 1	3.85m (12'7") x 3.15m (10'4")
Bedroom 2	3.25m (10'8") x 2.70m (8'10")
Bathroom	1.90m (6'3") x 1.50m (4'11")

Gross internal floor area (m²): 66m²

EPC Rating: D

Extras (Included in the sale): Timber Garage
and timber shed are included in the sale.
Blinds where fitted.



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Part
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