




McEwan Fraser Legal
Solicitors & Estate Agents
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55 Macbeth Road

DUNFERMLINE, FIFE, KY11 4EE

The Location

DUNFERMLINE, FIFE, KY11 4EE

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 and 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 ten-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. This home is within walking distance of the train station and all the amenities of the City Centre.



“... For those who enjoy the outdoors there are a number of public parks and woodlands throughout Dunfermline ...”



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McEwan Fraser Legal is delighted to present this well-appointed mid terrace villa to the market. The property is situated in a popular residential area with access to good local schooling and a full range of amenities. Internally, this ideal starter home is particularly well proportioned and boasts a stylish modern finish. Internal viewing is highly recommended.

Internal accommodation is focused on a generous through lounge which boasts ample space for a large suite and a dining table. The space on offer gives real flexibility for the new owner to create the layout which really suits their own needs. To the rear of the reception room, patio doors open into a conservatory. The ground floor also includes a modern kitchen with a generous range of high gloss base and wall mounted units that offer excellent prep and storage space. Oven and hob are integrated while space is provided for further free standing appliances. Climbing the stairs, there are two generous double bedrooms. The front-facing master bedroom is particularly spacious with plenty of space for a full suite of free-standing furniture and an integrated cupboard. The principal accommodation is completed by a stylish modern bathroom with a three-piece white suite and shower over bath. For extra warmth and comfort, there is gas central heating and double glazing.

Externally, the property includes off-street parking to the front and a generous south facing rear garden.

This is an ideal starter property for a first-time buyer.



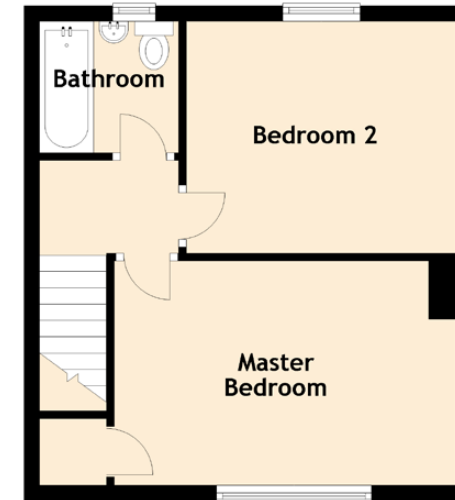
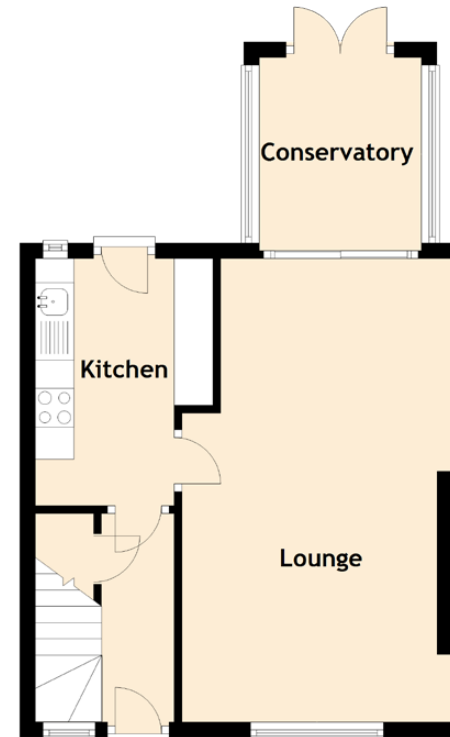
“... Internally, this ideal starter home is particularly well proportioned and boasts a stylish modern finish ...”

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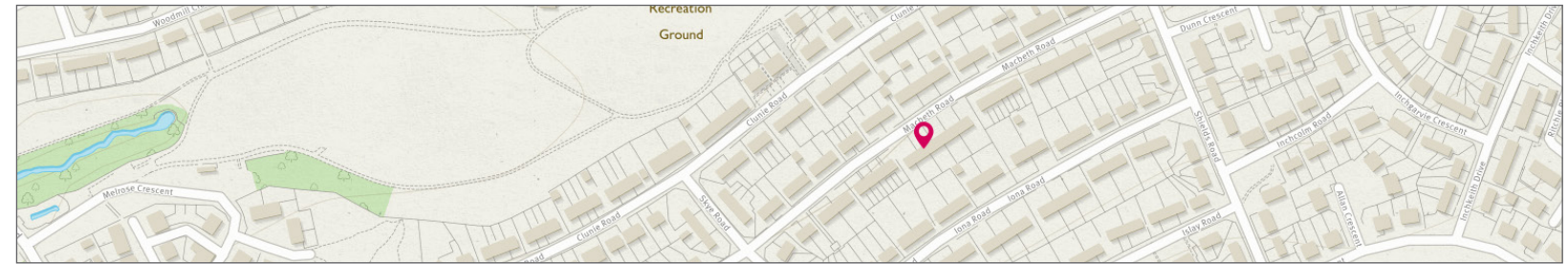
Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)	
Lounge	6.00m (19'8") x 3.50m (11'6")
Kitchen	3.20m (10'6") x 2.30m (7'7")
Conservatory	2.50m (8'2") x 2.10m (6'11")
Master Bedroom	4.50m (14'9") x 2.90m (9'6")
Bedroom 2	3.50m (11'6") x 3.00m (9'10")
Bathroom	1.90m (6'3") x 1.70m (5'7")

Gross internal floor area (m²): 65m² | EPC Rating: C



SPACIOUS // STYLISH // WELL-PROPORTIONED // MODERN // GENEROUS

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Part
Exchange
Available

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Text and description
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