




McEwan Fraser Legal
Solicitors & Estate Agents
01383 660 570

109 Grieve Street
DUNFERMLINE, KY12 8DW



Dunfermline

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An ideal location for the commuter, Dunfermline is located approximately five miles from the Forth Crossing 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.

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This very attractive two bedroom flat is located in a quiet residential setting, centrally located in a well sought after residential area of Dunfermline.

It has been updated to a high standard and would make an excellent purchase for first-time buyers or Buy-To-Let investor. The property is well presented throughout with contemporary decorative features.

The accommodation comprises of a bright lounge, well-equipped kitchen including integrated oven and hob, entrance hallway, bathroom with shower and two well-proportioned bedrooms, one with a utility cupboard storing the washing machine.

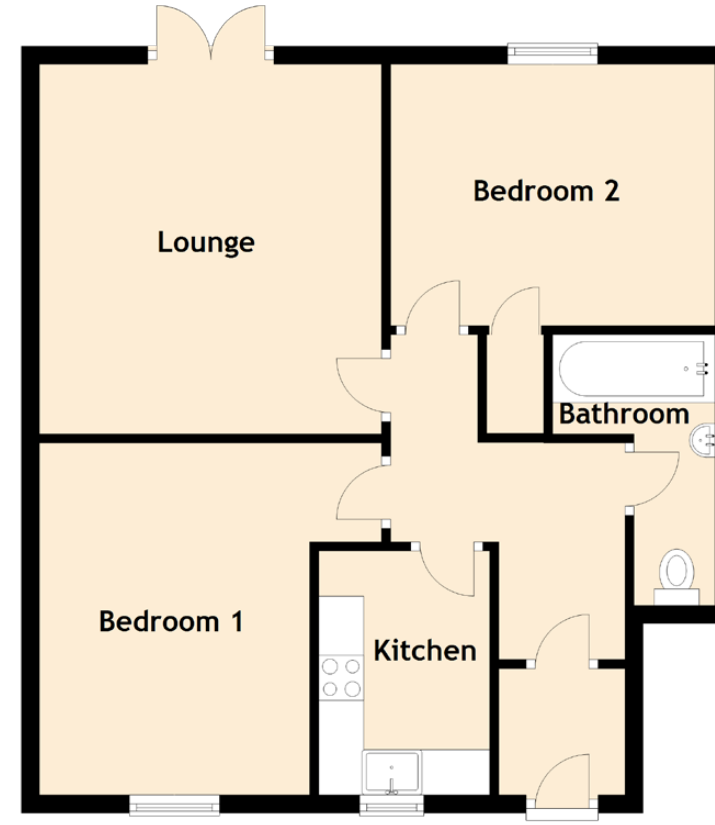
The property also benefits from gas central heating, double glazing and a cellar with ample storage space. There is on-street parking to the flat and ample visitors parking. There are attractive, well-kept private gardens surrounding the property.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

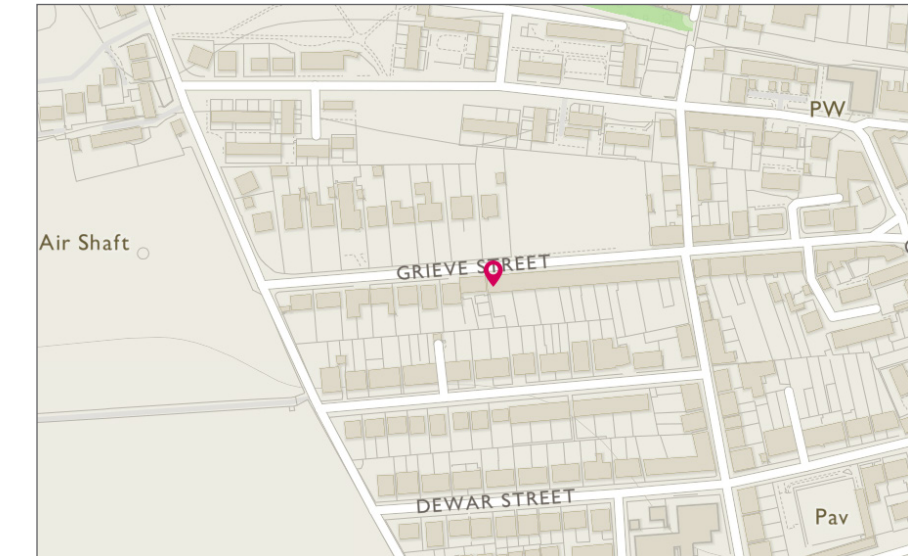


Approximate Dimensions (Taken from the widest point)

Lounge	4.10m (13'5") x 3.80m (12'6")
Kitchen	2.70m (8'10") x 1.90m (6'3")
Bedroom 1	3.90m (12'10") x 3.80m (12'6")
Bedroom 2	3.60m (11'10") x 2.90m (9'6")
Bathroom	3.00m (9'10") x 1.80m (5'11")

Gross internal floor area (m²): 63m² | EPC Rating: D

Extras (Included in the sale): Floor coverings, light fittings blinds and window dressings.





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Tel. 01383 660 570
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
JAY STEIN
 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALLY CLARK
 Designer