




McEwan Fraser Legal
Solicitors & Estate Agents
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7 David Crescent

DUNFERMLINE, KY11 8HZ



THE LOCATION

The historic city of Dunfermline is a vibrant and culturally rich centre once the capital of Scotland, the birthplace of the philanthropist Andrew Carnegie and the resting place of Robert the Bruce.

Dunfermline is a modern city offering all the facilities you could expect, including the Kingsgate shopping centre, a selection of supermarkets and superstores and the Fife Leisure Park offering a ten-screen cinema, health club, ten-pin bowling club and an array of bars and restaurants.

There are a number of public parks and woodland walks including the Pittencrieff park and a number of golf courses. One of the great attractions of Dunfermline is its excellent communication network. Schooling of good repute is available throughout Dunfermline for both primary and secondary education.

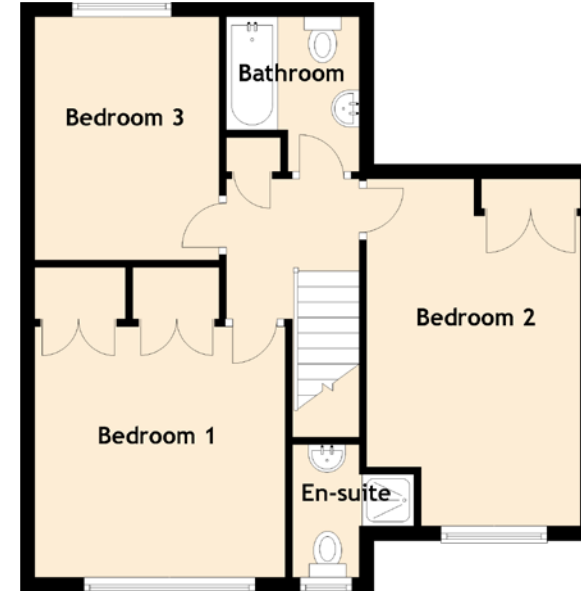
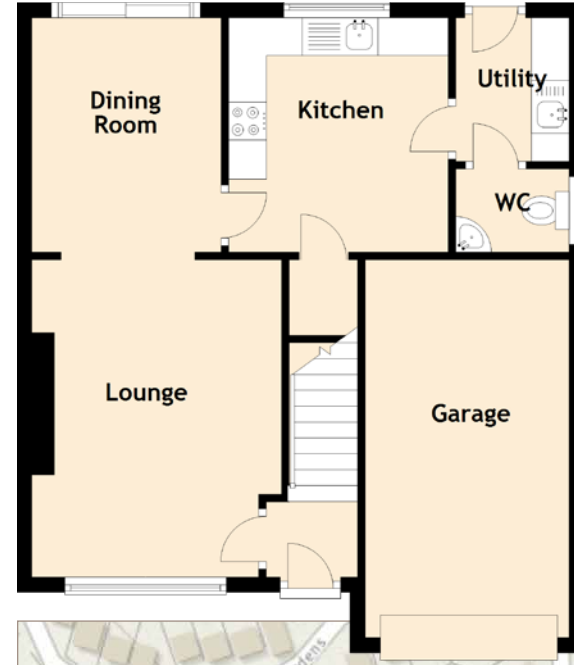
THE PROPERTY

7 David crescent is a delightful and spacious three bedroom family villa situated within a quiet residential setting. The property has been well maintained by the current owners to an extremely high level and is in move-in condition.

The entrance leads into an inner hall which has doors leading to the lounge, dining room, kitchen, utility room and stairs leading to the upper level. The spacious open plan lounge/dining room has a front-facing window with views over the front and a rear window with views over the secluded rear gardens. The kitchen is a good size and features a range of quality fitted and finished floor and wall mounted units with integrated appliances and access to the rear gardens. To the upper level, there are three good sized double bedrooms with the master offering a stylish ensuite; the quality sized family bathroom with shower completes the internal accommodation on offer.

A large driveway leads to the single garage and ample off-street parking is provided. There are lovely landscaped gardens to front and rear of the property, which are low maintenance and are fully enclosed to the rear, ensuring a child and animal-friendly environment.





Approximate Dimensions
(Taken from the widest point)

Lounge	4.20m (13'9") x 3.30m (10'10")
Dining Room	3.10m (10'2") x 2.50m (8'2")
Kitchen	3.00m (9'10") x 2.90m (9'6")
Utility	1.90m (6'3") x 1.50m (4'11")
WC	1.50m (4'11") x 1.20m (3'11")
Garage	5.00m (16'5") x 2.80m (9'2")
Bedroom 1	3.40m (11'2") x 3.40m (11'2")
En-suite	1.80m (5'11") x 0.90m (3')
Bedroom 2	4.70m (15'5") x 2.90m (9'6")
Bedroom 3	3.30m (10'10") x 2.50m (8'2")
Bathroom	2.10m (6'11") x 1.80m (5'11")

Gross internal floor area (m²): 88m²
EPC Rating: C

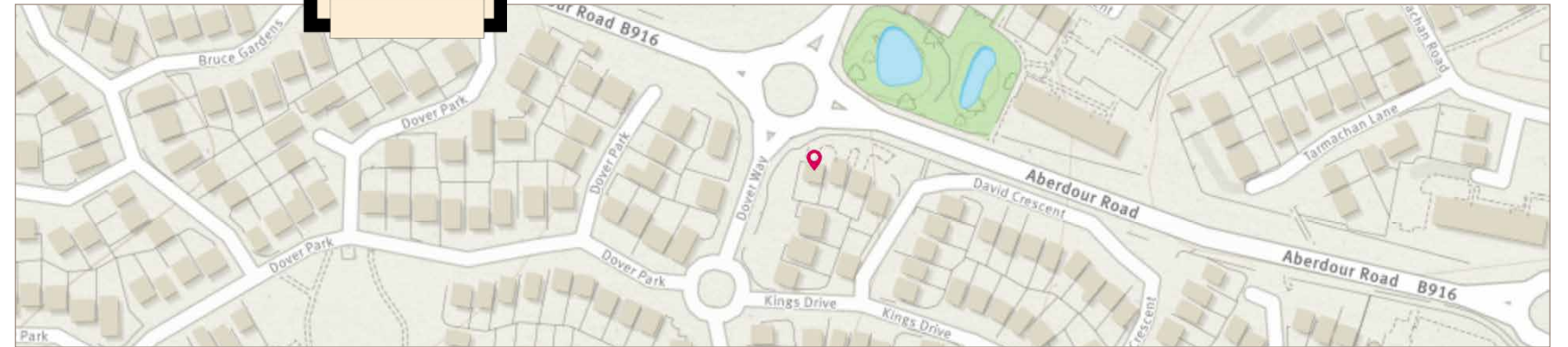


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