




McEwan Fraser Legal
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6D Blane Crescent

DUNFERMLINE, KY11 8ZF



Dunfermline

KY11 8ZF

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.

For those who enjoy the outdoors, 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 Edinburgh (sixteen miles), Glasgow (thirty-seven) Dundee (forty-two) and Perth (twenty-eight) Edinburgh Airport (fourteen) all within easy access via road and rail. Schooling of good repute is available throughout Dunfermline for both primary and secondary education.



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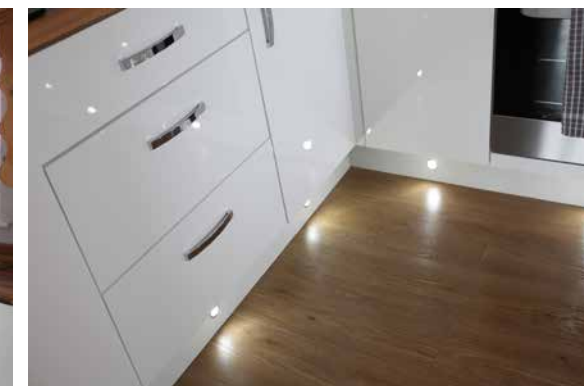
DUNFERMLINE,
KY11 8ZF



An excellent opportunity has arisen to acquire this spacious ground floor apartment, situated within the Dunfermline area of Fife, located in a popular residential setting, viewing is highly recommended.

This accommodation is in excellent decorative order, with high-quality fixtures and fittings throughout, briefly comprising; entrance hallway including a large storage cupboard, a bright and spacious lounge, providing picturesque views, a fully fitted kitchen benefiting from a range of integrated appliances, including an gas four-ring hob, electric oven, extractor hood, integrated washer/dryer, fridge/freezer and dishwasher, ground level plinth lighting, lighting under the wall units, two USB charging sockets, and multi-speed extractor fan, a master bedroom with one double built-in wardrobe and 4 USB charging sockets, a further double bedroom and a partially tiled family bathroom, benefiting from modern splash-back tiling, shower and multi-speed extractor fan.

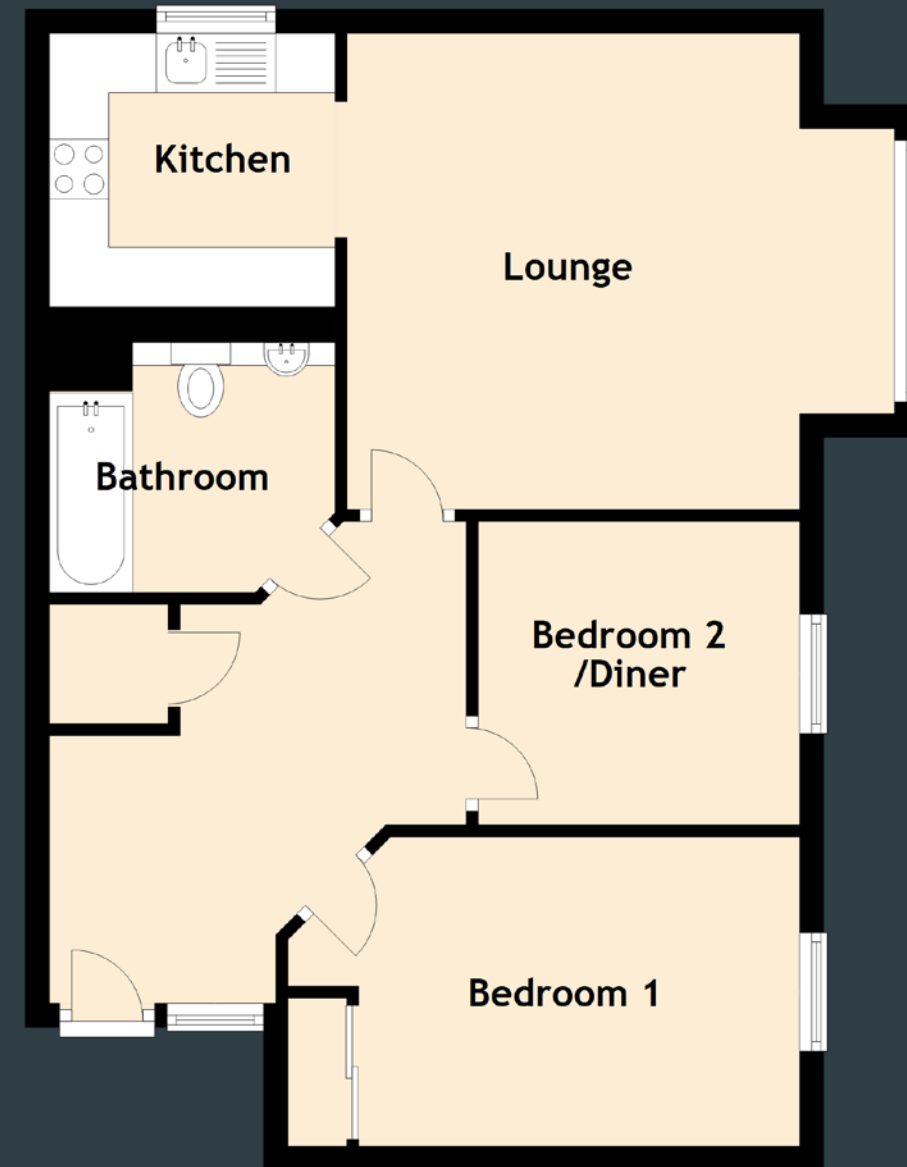
This property also benefits from; gas central heating, full double glazing, secure door entry system, allocated parking, as well as visitor parking spaces and well maintained communal garden grounds surrounding the property, including bin and bike storage units.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 4.00m (13'1")
Kitchen	2.40m (7'10") x 2.30m (7'7")
Bedroom 1	4.30m (14'1") x 2.60m (8'6")
Bedroom 2/Diner	2.70m (8'10") x 2.55m (8'4")
Bathroom	2.40m (7'10") x 2.10m (6'11")

Gross internal floor area (m²): 56m²

EPC Rating: B

Extras (Included in the sale): Integrated appliances, floor coverings and light fittings.

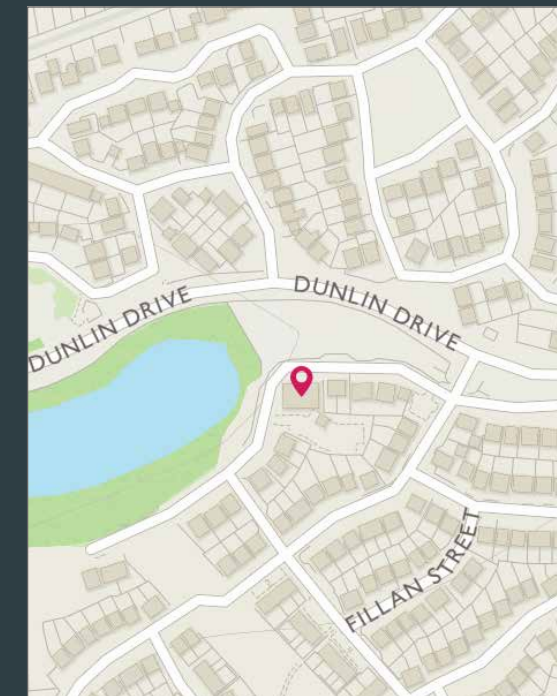


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Text and description
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