

4 Meadow View

HALBEATH, DUNFERMLINE, KY12 0TU



A WONDERFUL, SPACIOUS 3 BEDROOM FAMILY HOME



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4 Meadow View is a charming, substantial and exceptionally well presented traditional house offering spacious, comfortable and well-maintained family accommodation over two floors. The property offers flexibility throughout and currently boasts two large reception areas on the ground floor. This layout offers the buyer a multitude of choices in deciding on how to use the fabulous space on offer.

The house exudes an inviting and welcoming atmosphere, is full of charm and character and viewing is highly recommended to appreciate the quality of accommodation on offer.

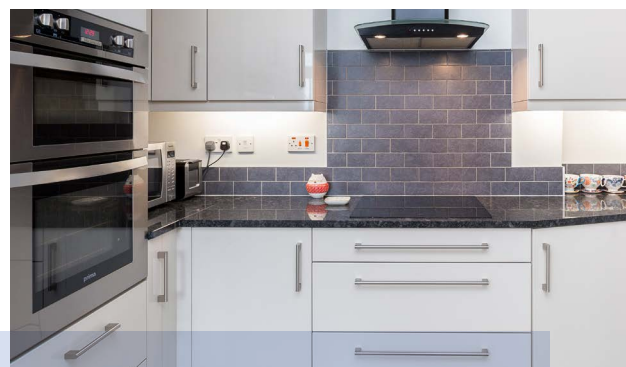
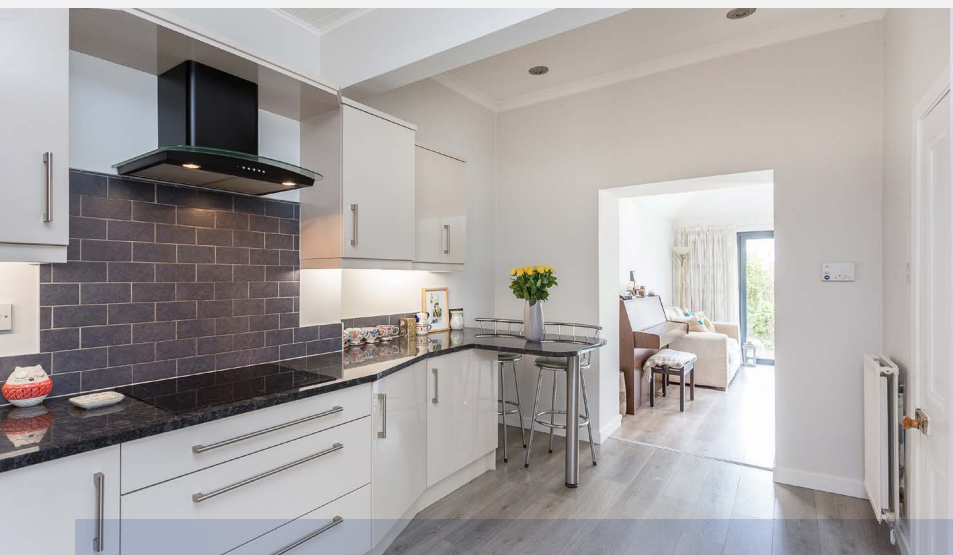
The accommodation briefly comprises, on the ground floor a vestibule, entrance hall with staircase leading to the upper level, a large lounge to the rear with a feature wood effect burner fire and surround, large master bedroom with bay window, feature fireplace and custom built wardrobe and press cupboard. Also on the ground floor is a large modern kitchen leading through to the dining/family room to the rear of the property.



the kitchen



The immaculate kitchen is well equipped and is fitted with a range of base and wall mounted units with a full range of integrated appliances. There is an open plan feel moving through into the dining/family room which is light and airy with Bi-folding doors leading to the secure rear garden. A lovely shower room is also located on the ground level.





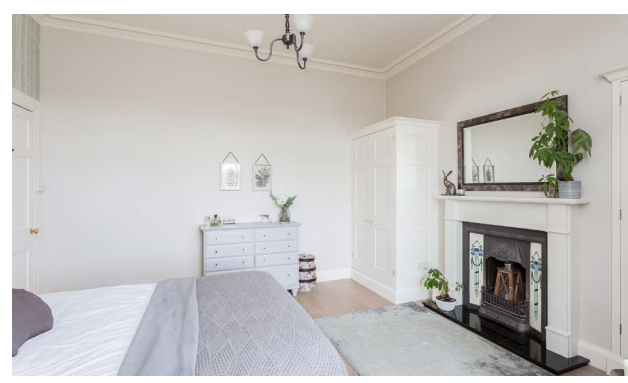
family room





The staircase leads to the first floor which has two further double bedrooms and a handy box room or walk-in wardrobe. The three-piece family bathroom which is fully tiled completes the accommodation internally.

the bedrooms

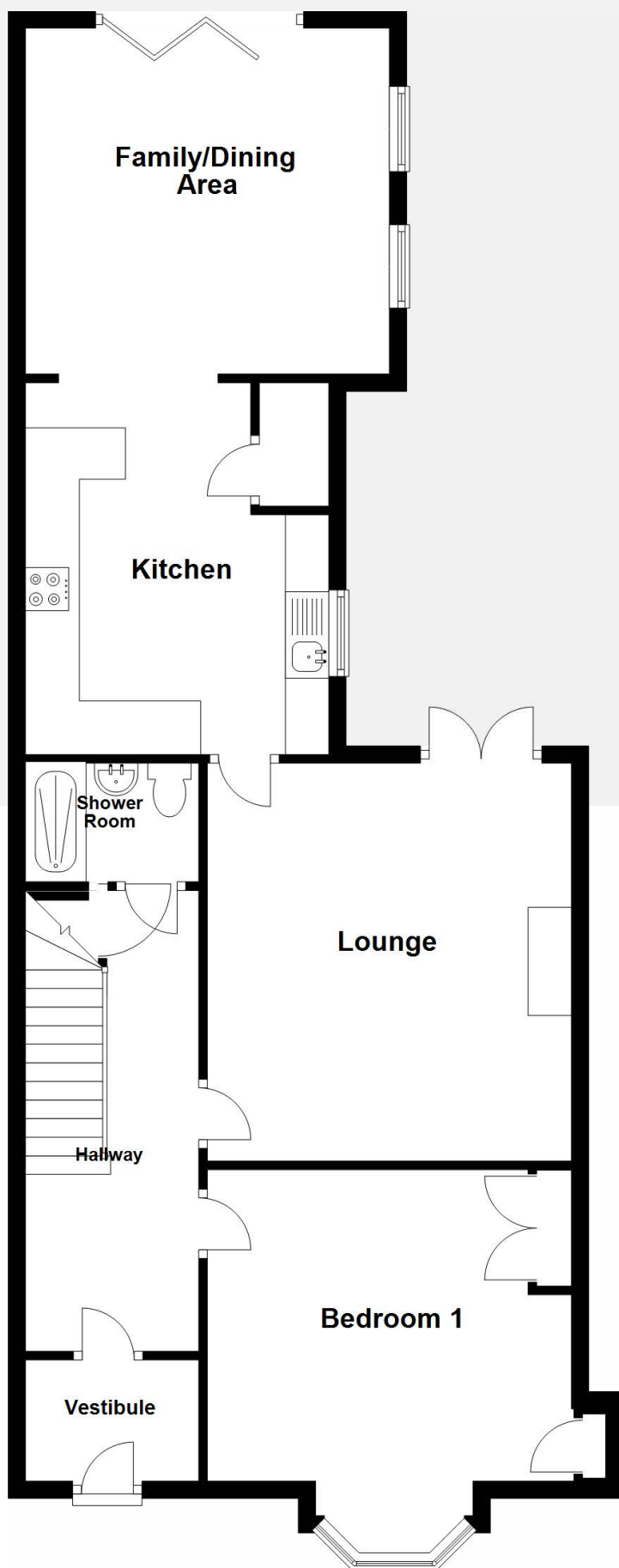


the garden



Externally there are immaculate gardens, in particular, the rear gardens are secluded and offer a child and animal friendly environment. A large driveway is to the side of the property.



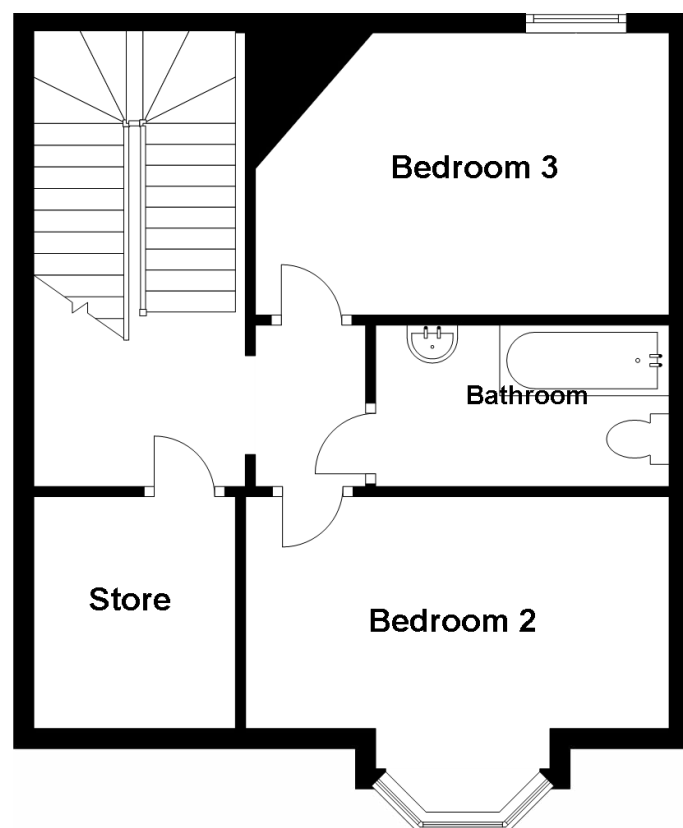


Approximate Dimensions
(Taken from the widest point)

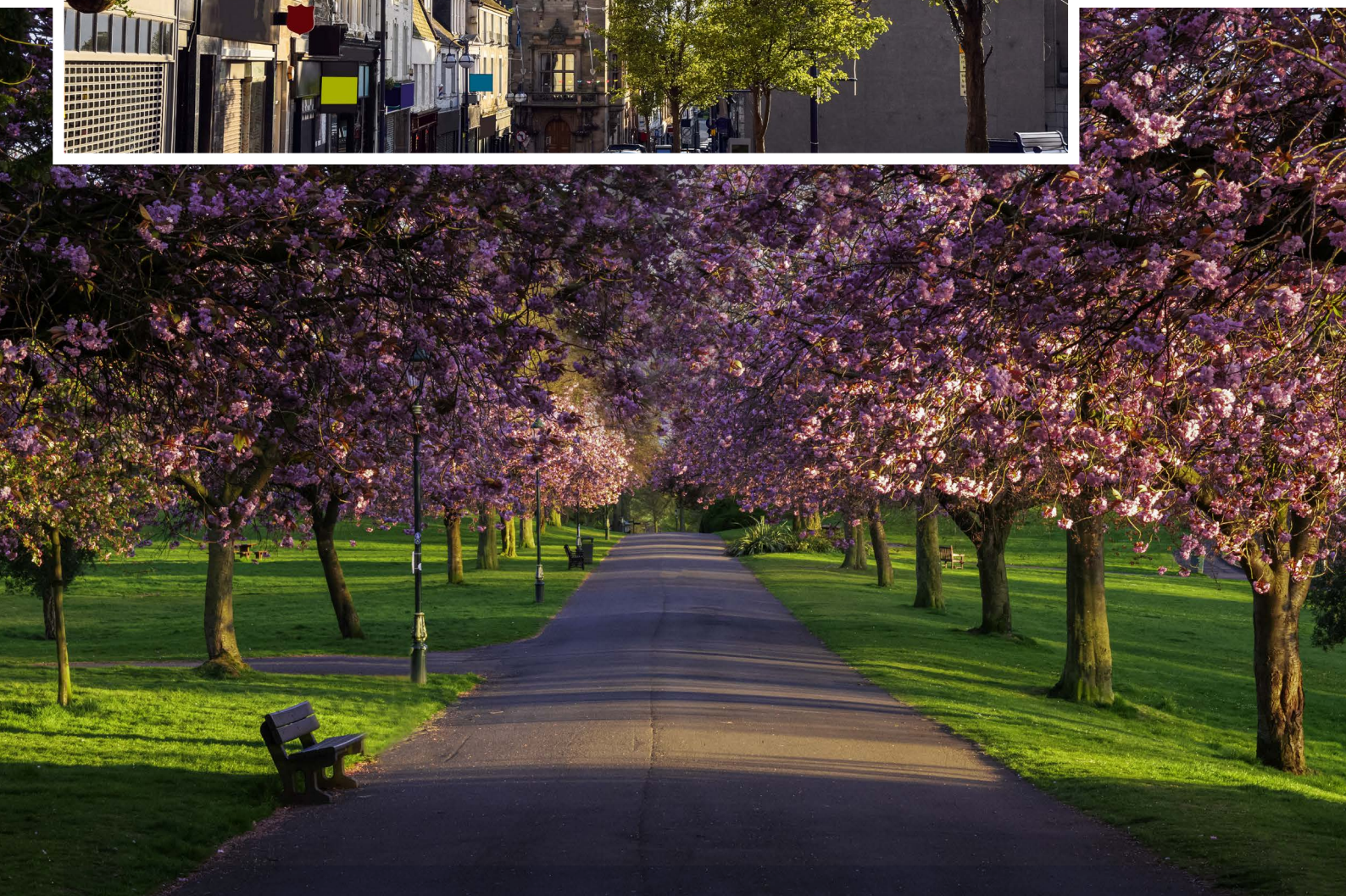
Lounge	4.60m (15'1") x 4.20m (13'9")
Kitchen	4.30m (14'1") x 3.50m (11'6")
Family/Dining Area	4.20m (13'9") x 4.00m (13'1")
Bedroom 1	4.20m (13'9") x 3.60m (11'10")
Bedroom 2	4.20m (13'9") x 3.13m (10'3")
Bedroom 3	4.10m (13'6") x 2.80m (9'2")
Bathroom	2.90m (9'6") x 1.60m (5'3")
Shower Room	2.00m (6'7") x 1.30m (4'3")

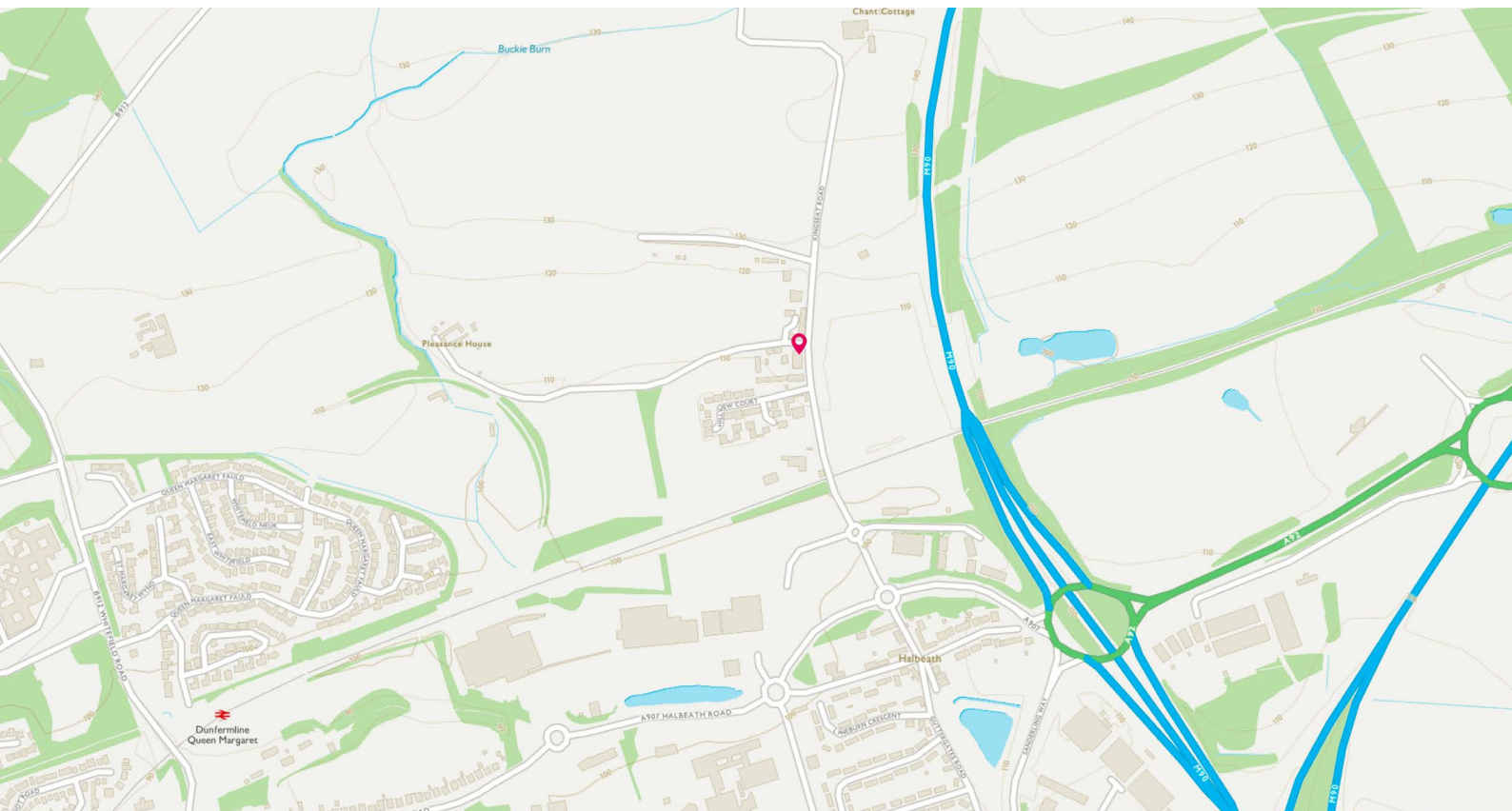
Gross internal floor area (m²): 133m²

EPC Rating: D



Meadow View is located on the outskirts of Dunfermline surrounded by lots of open space giving it a semi-rural feel with plenty of opportunity for walking or cycling. It's an ideal location for commuting and is within walking distance of Queen Margaret train station and Halbeath Park and ride, both with regular services north to Perth and Dundee and south to Edinburgh. The M90 is also in quick and easy reach. Carnegie College and Primary School are both within walking distance and it's a quick 10 minute drive into Dunfermline town centre with its historic Abbey, scenic Pittencrieff Park as well as a range of shops and amenities





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