

# 28 Birrell Drive

DUNFERMLINE, FIFE, KY11 8DW



WONDERFUL THREE-BEDROOM HOUSE WITH  
PANORAMIC VIEWS



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Viewing is essential to fully appreciate the high-quality finish of this property. 28 Birrell drive 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 and is in move-in condition.

The entrance leads into a hall which has doors leading to the lounge and kitchen with stairs leading to the upper level. The spacious open-plan lounge/kitchen has a front-facing window and a rear window with views over the landscaped gardens. The kitchen is a good size and features a range of quality fitted floor and wall-mounted units with a striking granite work surface. A handy WC is also located on the ground level.

On the upper level, there are two good-sized double bedrooms and a single bedroom. The three-piece family bathroom completes the internal accommodation on offer. The property also benefits from gas central heating and full double glazing throughout.

There is a driveway leading to the single garage and a lovely landscaped garden to the rear of the property which is low maintenance and is fully enclosed ensuring a child and animal-friendly environment.











**Bedroom 1**





**Bedroom 2**





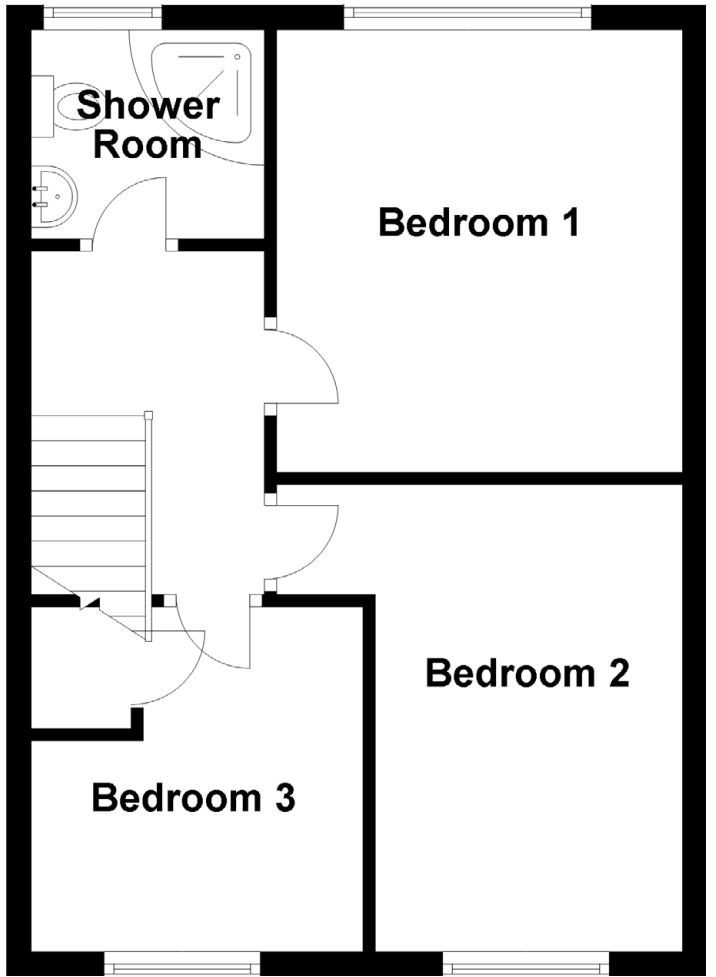
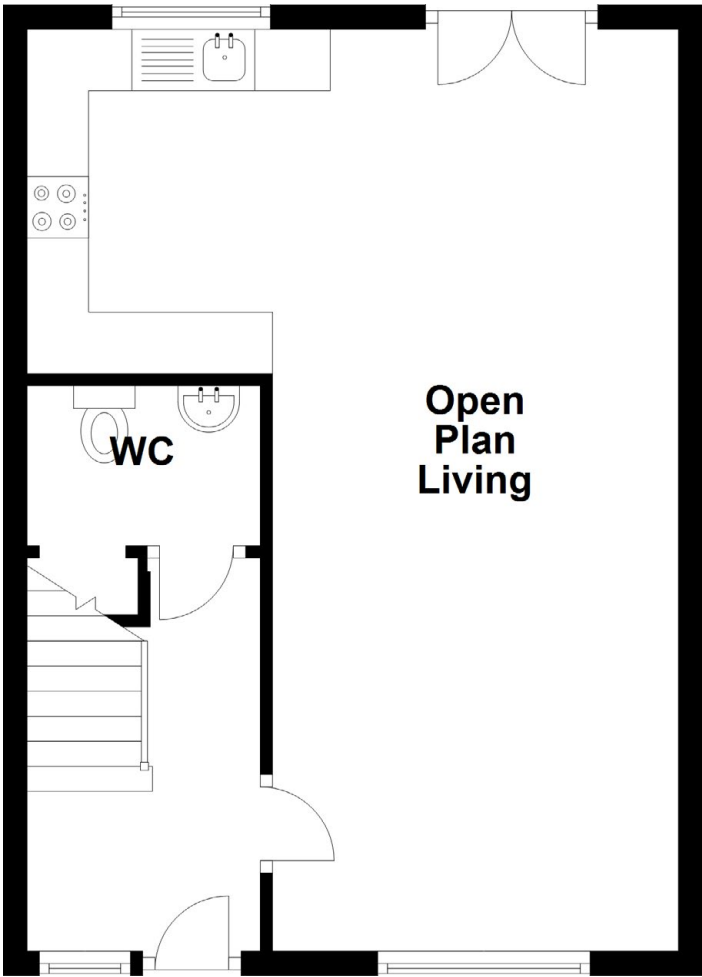


**Bedroom 3**









Approximate Dimensions  
(Taken from the widest point)

|                  |                                |  |                             |
|------------------|--------------------------------|--|-----------------------------|
| Open Plan Living | 7.50m (24'7") x 5.30m (17'5")  | WC   | 1.90m (6'3") x 1.30m (4'3") |
| Bedroom 1        | 3.70m (12'2") x 3.30m (10'10") | Gross internal floor area (m <sup>2</sup> ): 80m <sup>2</sup><br>EPC Rating: D |                             |
| Bedroom 2        | 3.80m (12'6") x 3.30m (10'10") |  |                             |
| Bedroom 3        | 2.80m (9'2") x 2.70m (8'10")   |  |                             |
| Shower Room      | 1.90m (6'3") x 1.70m (5'7")    |  |                             |









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.

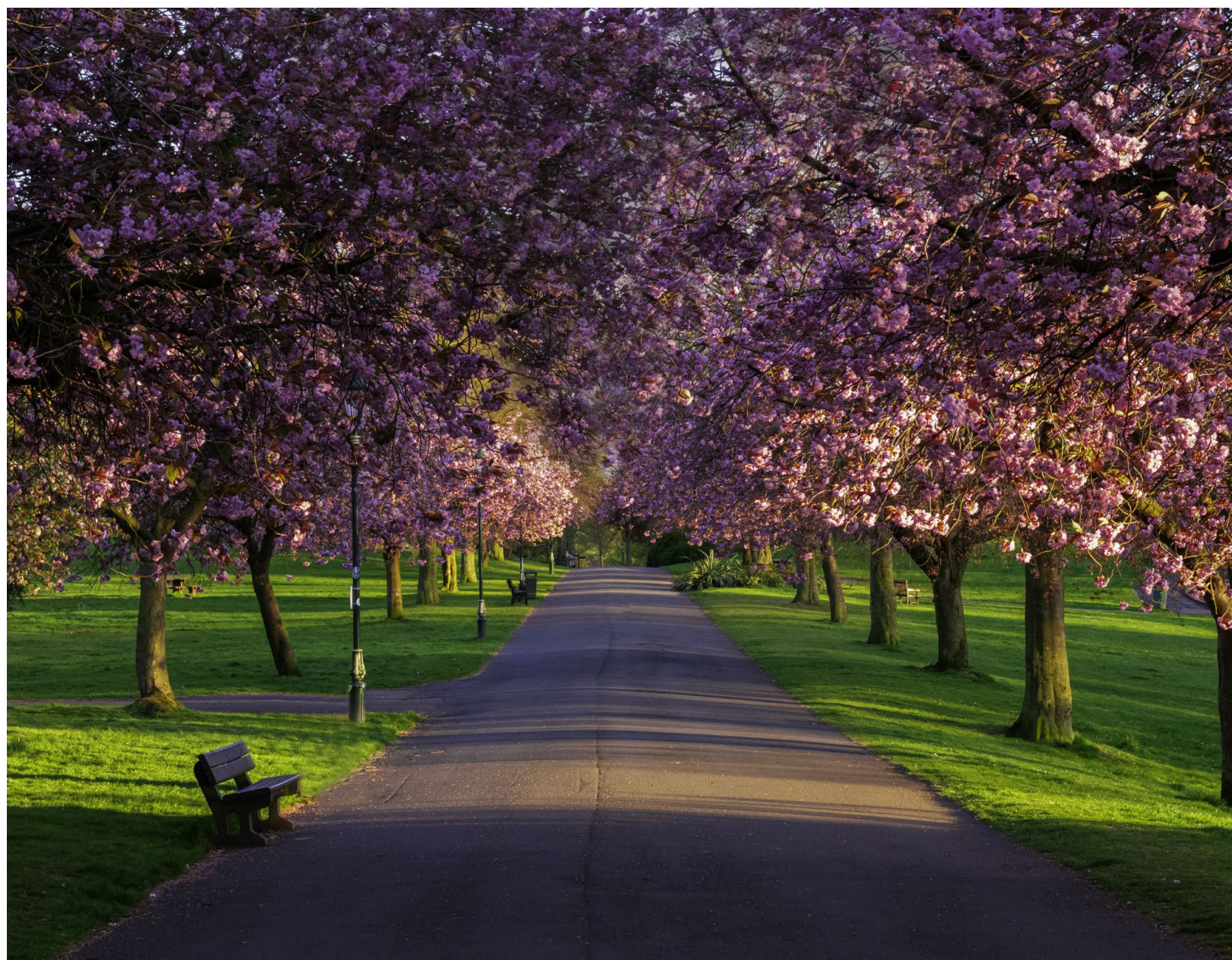
Dunfermline is a modern city offering all the attractions and facilities you would expect, including the Kingsgate shopping centre and retail parks with a selection of superstores, restaurants and bars. Within the Duloch Park area, you have Fife Leisure Park which is home to a 10 screen cinema, private 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 keen golfers there are three private courses within proximity.

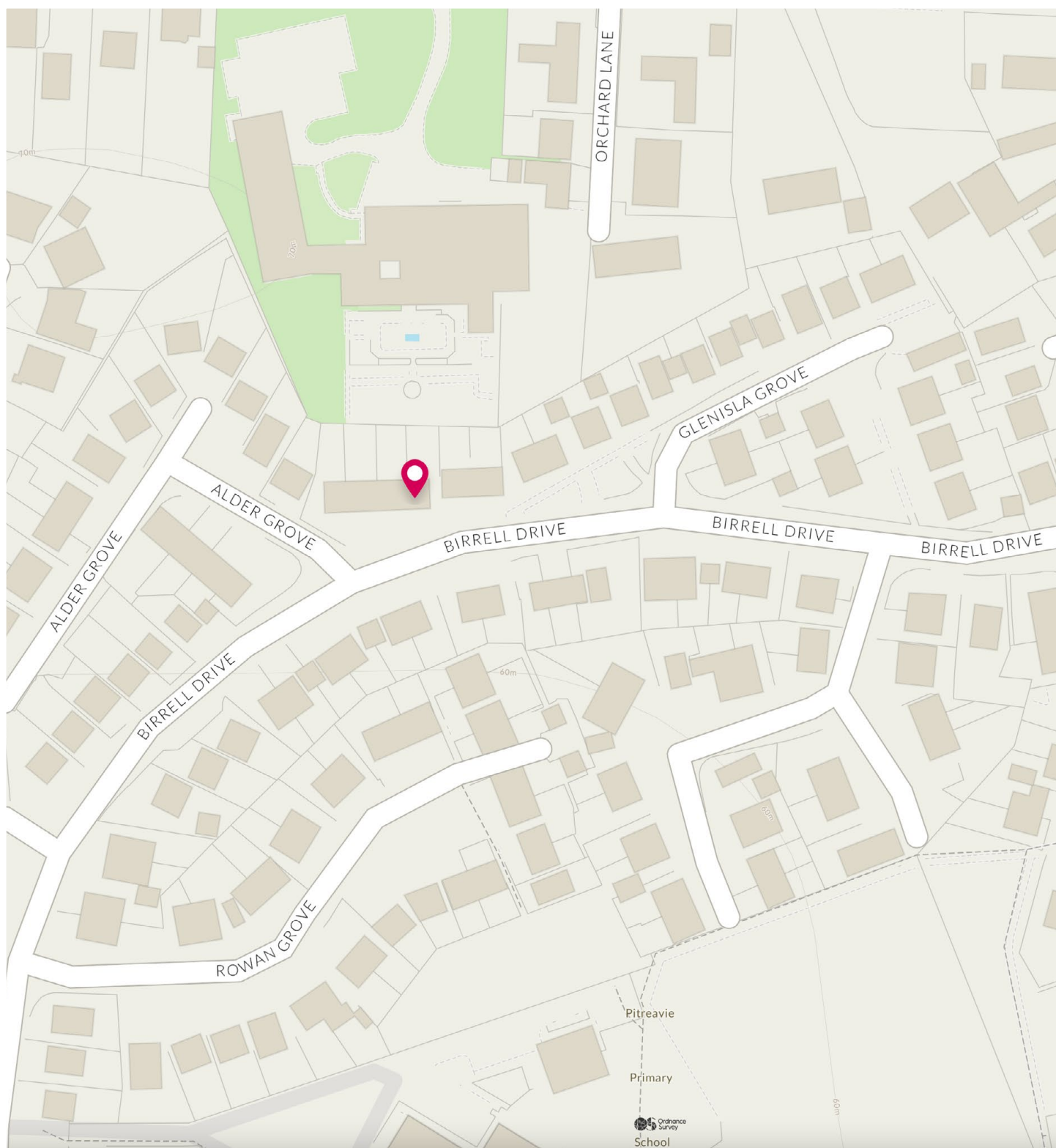
Dunfermline is located approximately five miles from the Forth Road Bridge and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with direct links to Edinburgh, Perth and Dundee.

## The Location









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