

93 Priorwood Drive

DUNFERMLINE, KY11 8FG



*Wonderful four bedroom detached house
in the centre of Duloch park*



01383 660 570



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

93 Priorwood drive is a beautifully appointed detached family villa built by Redrow Homes. The property has been well maintained by the current owners and is in move-in condition.

THE LOUNGE



There is a welcoming reception hall with a door leading to the lounge. The lounge is pleasantly located at the front of the property and hallway with stairs leading to the upper level.

THE KITCHEN/DINER



The dining kitchen has ample space for family dining/social entertaining and boasts a wonderful modern fitted kitchen with appliances. A well-designed conservatory sits to the rear with doors opening up onto the secluded rear gardens, also to this level you will find a handy WC.



THE DINING ROOM



THE CONSERVATORY





On the upper level, there are four good-sized bedrooms with the master and bedroom 2 benefiting from en-suite shower rooms. The stylish three-piece bathroom completes the accommodation on offer.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOMS 3 & 4

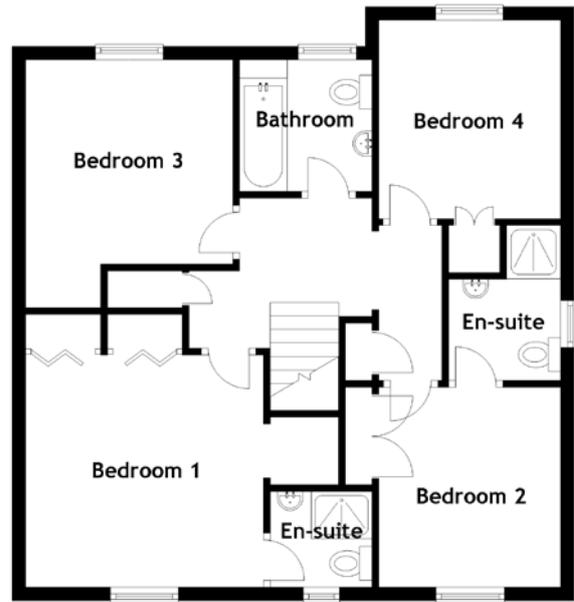
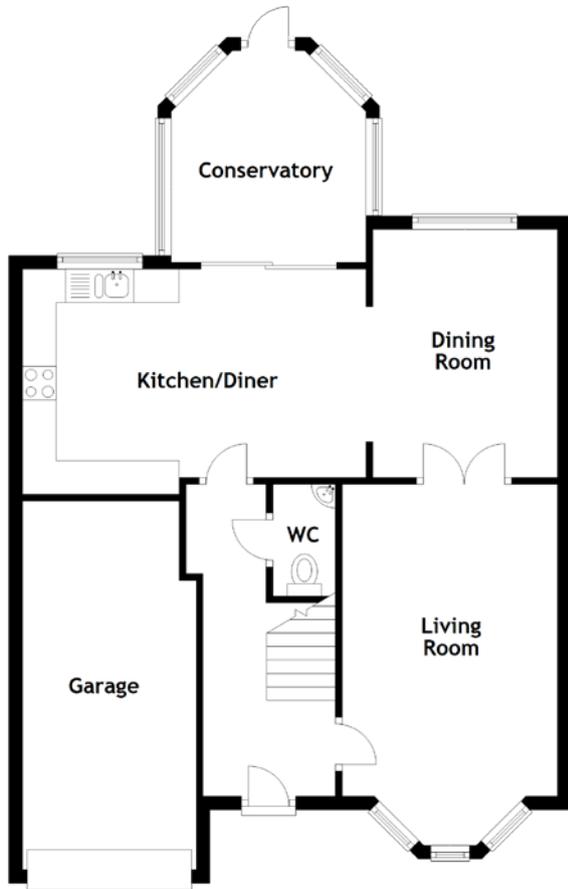


The property further benefits from gas central heating and double glazing. There are attractive garden grounds to the rear of the property which are mainly laid to lawn. Off-street parking is provided by a driveway leading to the single garage with an up and over door.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

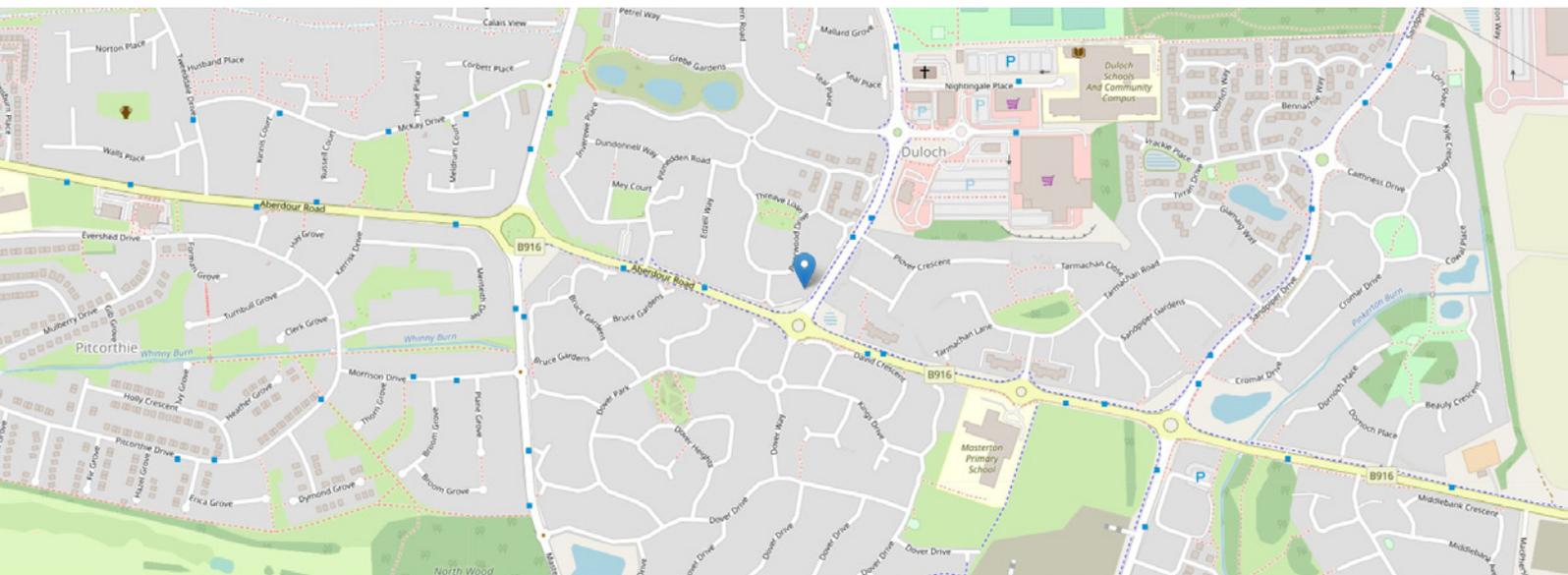


Approximate Dimensions
(Taken from the widest point)

Living Room	5.36m (17'7") x 3.17m (10'5")
Kitchen/Diner	5.06m (16'7") x 3.27m (10'9")
Dining Room	3.68m (12'1") x 2.72m (8'11")
Conservatory	3.14m (10'4") x 2.87m (9'5")
WC	1.66m (5'5") x 0.92m (3")
Bathroom	1.95m (6'5") x 1.95m (6'5")

Bedroom 1	3.44m (11'4") x 3.36m (11')
En-suite	1.71m (5'7") x 1.42m (4'8")
Bedroom 2	3.23m (10'7") x 2.68m (8'10")
En-suite	2.30m (7'7") x 1.65m (5'5")
Bedroom 3	3.68m (12'1") x 3.05m (10')
Bedroom 4	2.94m (9'8") x 2.66m (8'9")
Garage	5.47m (17'11") x 2.56m (8'5")

Gross internal floor area (m²): 117m² | EPC Rating: C



THE LOCATION

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 & Dundee.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01383 660 570

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
JAY STEIN
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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