

38 Swift Street

DUNFERMLINE, FIFE, KY11 8SN



*LOVELY EXTENDED FOUR BEDROOM
HOME IN A POPULAR LOCATION*



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38 Swift street is an exceptional family home, designed and completed to an exacting standard of specification with many additions.

The entrance hall is a welcoming space with stairs leading to the upper level. The lounge is a good size and is quietly situated to the front with a large window and an attractive garden view. The large open plan kitchen/dining/



family area at the back of the house leading onto the garden by French doors providing an ideal social space for families or entertaining. The family kitchen is of good proportion and features a range of stylish floor and wall-mounted units complete with concealed lighting and splash back tiling and space for informal dining at the breakfast table. There is also a handy WC on this level.



Kitchen/Family Room









Journey to the upper level and you will discover four good-sized bedrooms, with the master benefiting from a fully tiled en-suite shower room. The modern family bathroom with stylish tiling completes the accommodation on offer.





Bedroom 1







Bedroom 2





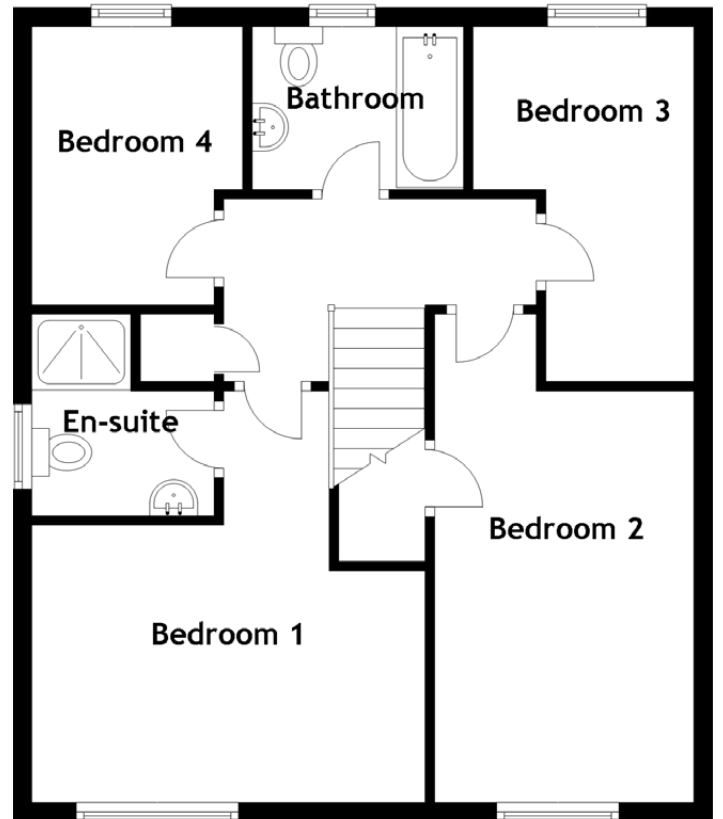
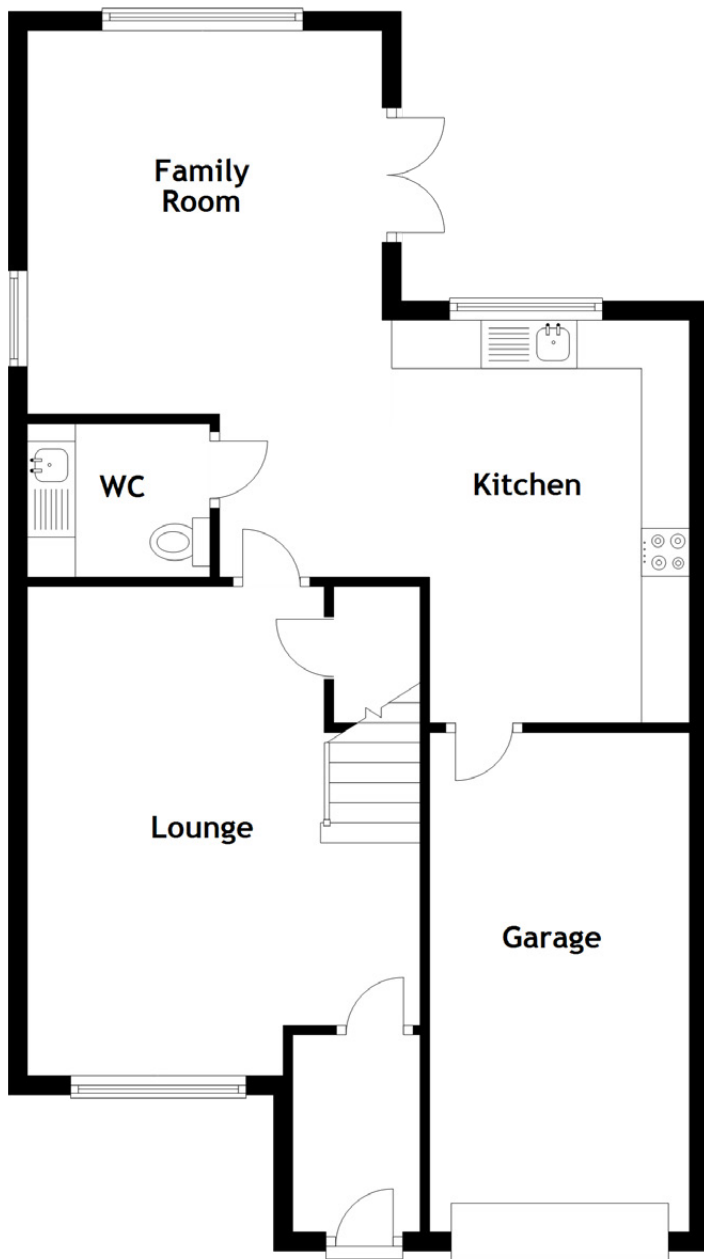
Bedrooms 3





Bedrooms 4





Approximate Dimensions

(Taken from the widest point)

Lounge	5.10m (16'9") x 4.10m (13'5")
Kitchen	4.90m (16'1") x 4.20m (13'9")
Family Room	4.00m (13'1") x 3.70m (12'2")
WC	1.90m (6'3") x 1.60m (5'3")
Garage	5.21m (17'1") x 2.71m (8'11")
Bedroom 1	4.30m (14'1") x 4.10m (13'5")
En-suite	2.10m (6'11") x 1.90m (6'3")
Bedroom 2	5.10m (16'9") x 2.70m (8'10")
Bedroom 3	3.70m (12'2") x 1.54m (5'1")

Bedroom 4	2.90m (9'6") x 2.20m (7'3")
Bathroom	2.20m (7'3") x 1.70m (5'7")

Gross internal floor area (m²): 114m²

EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds, window dressings and integrated appliances.

The property further benefits from a gas-fired central heating system and double glazing and there is a single garage with a separate up-and-over door and the tarmac driveway provides ample off-street parking.

The gardens to the front and rear are mainly laid to lawn. The rear gardens are well stocked and fully enclosed ensuring a child and pet-safe environment. A double driveway provides ample parking and gives access to the garage.



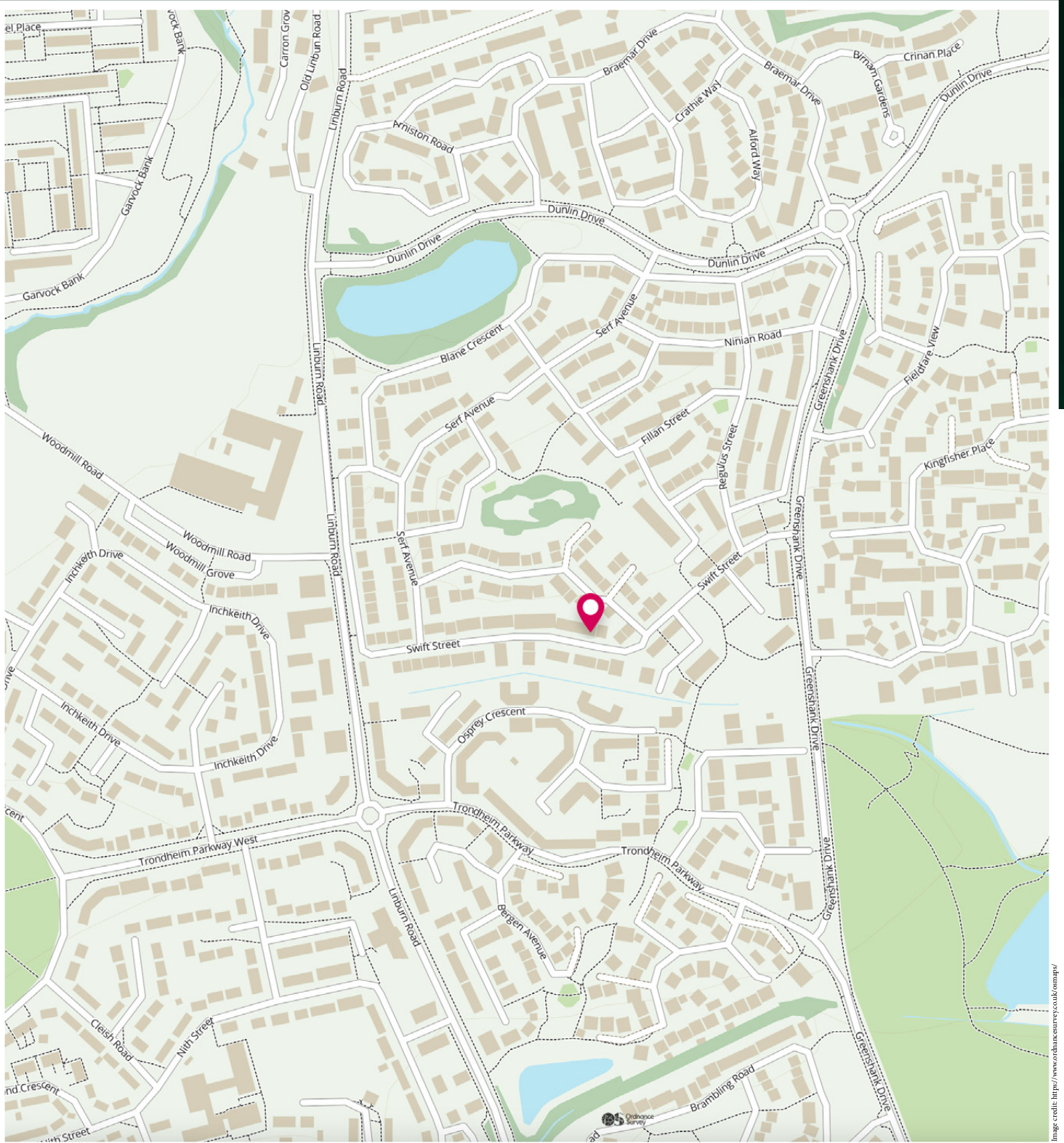


Dunfermline is a historic town located in Fife, Scotland. It holds significant historical and cultural importance as the birthplace of many Scottish monarchs, including King Robert the Bruce. The town features a rich architectural heritage, with landmarks such as Dunfermline Abbey, which dates back to the 11th century and was once a grand royal residence. The Abbey's ruins and its adjacent palace are major attractions, offering insights into Scotland's medieval history.

Dunfermline is a mix of historical charm and modern amenities, offering a range of shops, restaurants, and cultural events. For those who enjoy the outdoors there are a number of public parks and woodlands throughout Dunfermline, for the keen golfers there are three private courses within proximity.

Dunfermline is located approximately five miles from the Forth Bridges 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.

The Location



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