McEwan Fraser Legal
Solicitors & Estate Agents

67 Whitelaw Crescent

DUNFERMLINE, FIFE, KY11 4RR



A spacious three-bedroom home with generous accommodation, enclosed gardens and rear parking



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McEwan Fraser Legal are delighted to present this appealing three-bedroom mid-terraced home, offering a surprisingly spacious layout, three excellent double bedrooms and the added advantage of enclosed gardens to the front and rear, with off-street parking conveniently located to the rear.

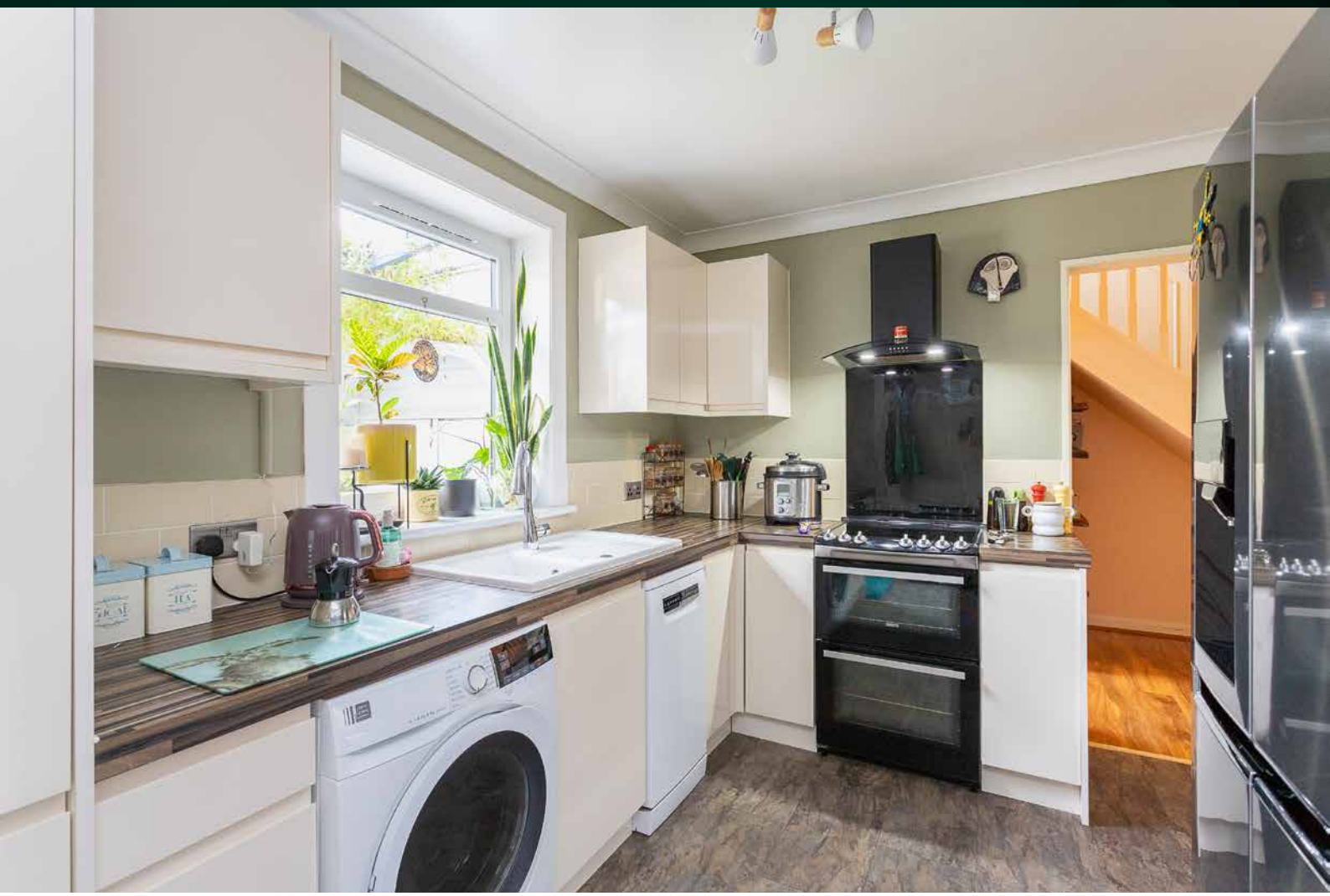
THE LOUNGE





On entering the property, a welcoming hallway provides access to the ground-floor accommodation, with stairs leading to the upper level. The lounge is positioned at the front of the property and enjoys a lovely bright aspect, providing a comfortable and inviting space to unwind or spend time with family and friends.

THE KITCHEN

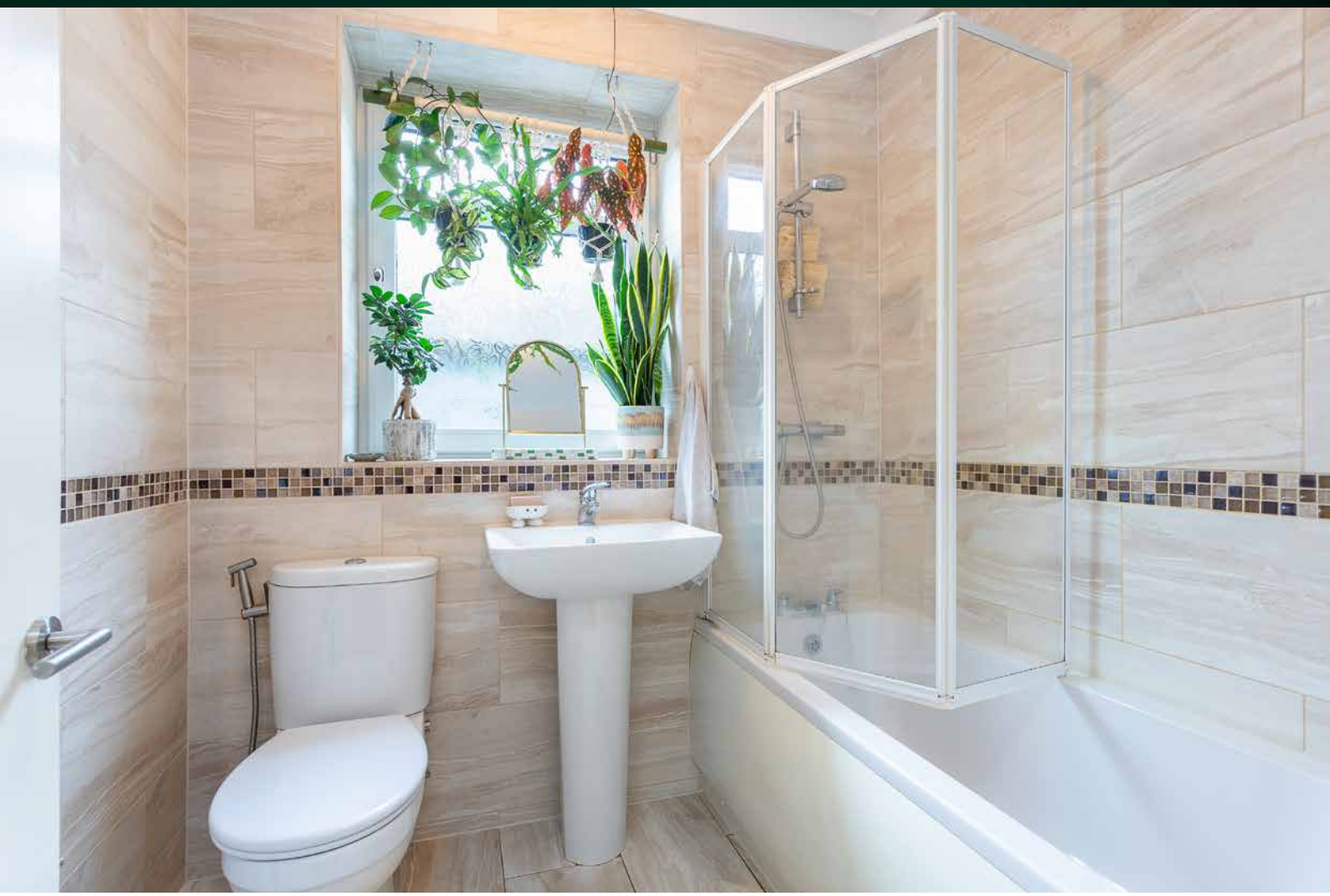


To the rear, the kitchen is fitted with an excellent range of floor and wall-mounted units, offering plenty of storage and preparation space. Its practical layout makes it a great everyday family space.





THE BATHROOM



Completing the ground floor is a well-appointed three-piece family bathroom.

Upstairs, the property really comes into its own, with three generously sized double bedrooms, each offering useful storage and plenty of flexibility for family living, guest accommodation or working from home. A separate WC on this level is a particularly welcome feature, adding convenience to the overall layout.

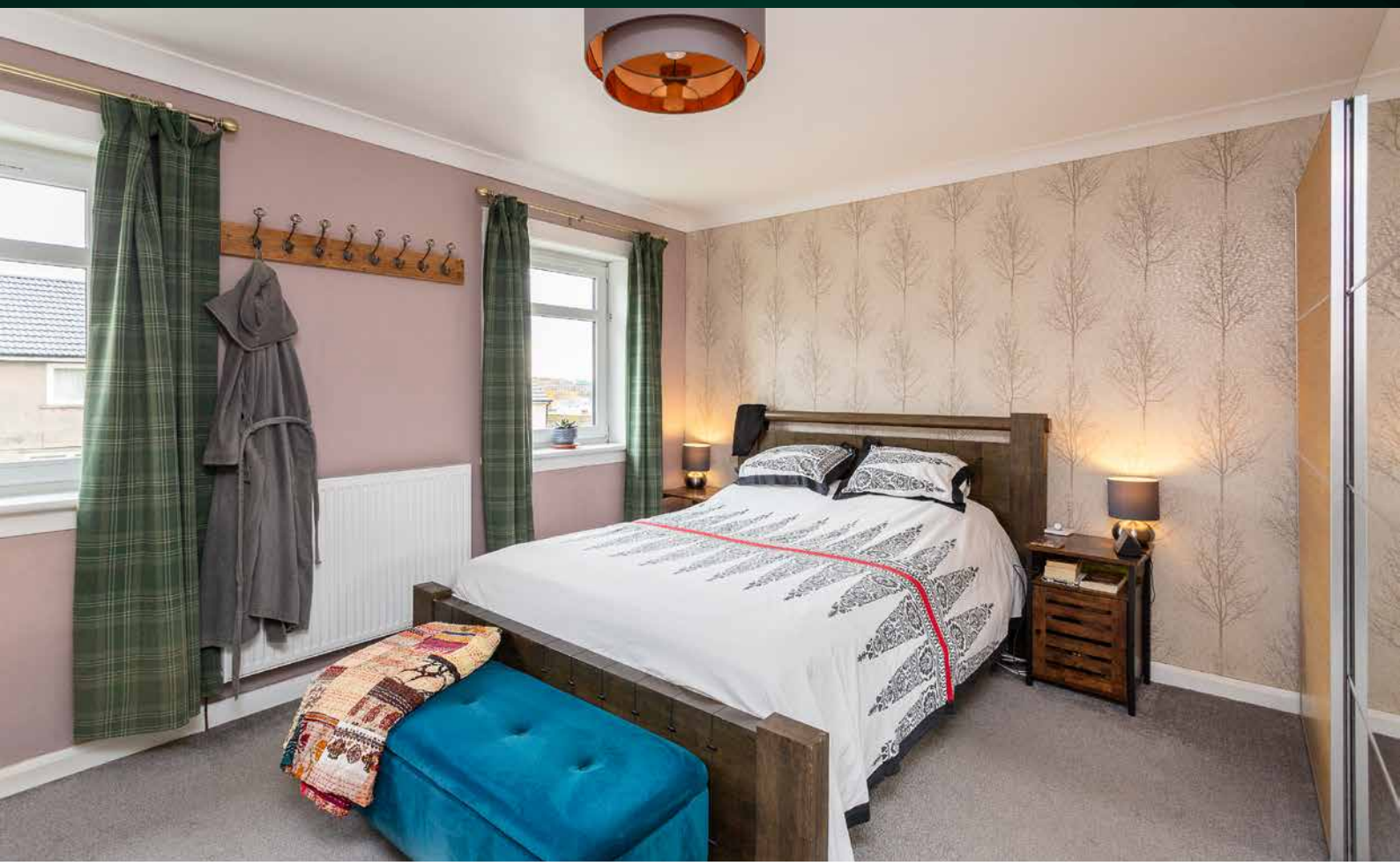






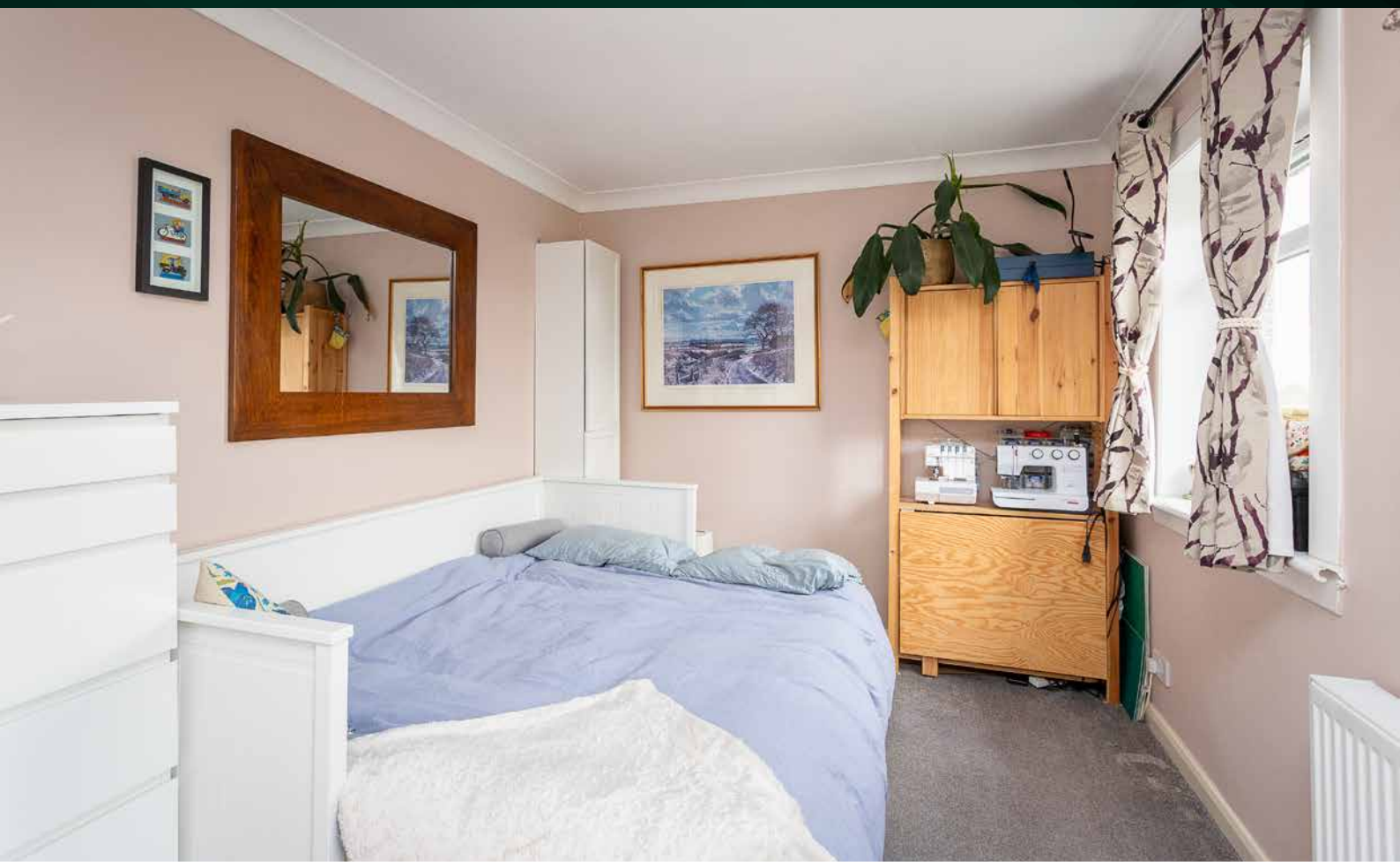


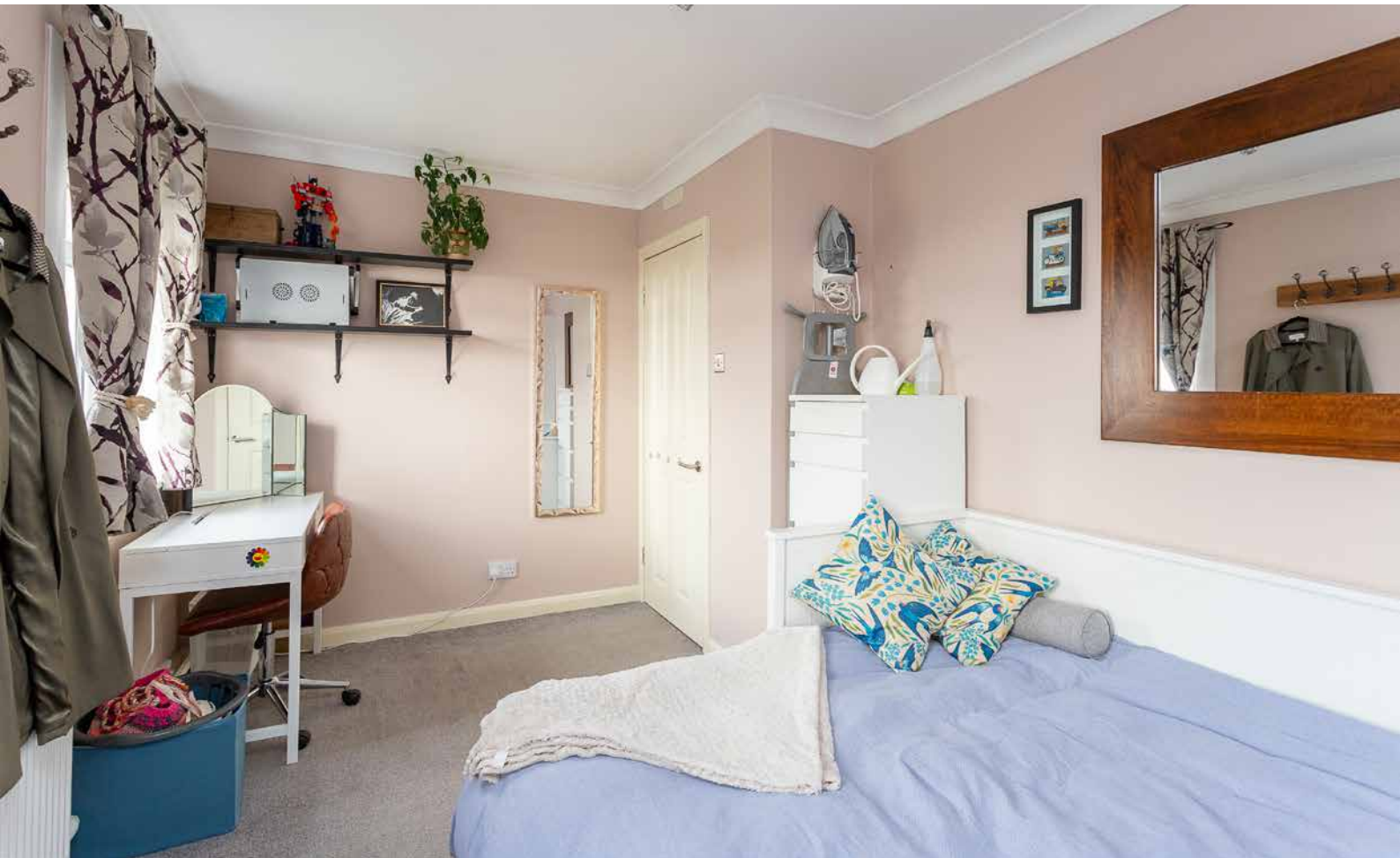
BEDROOM 1





BEDROOM 2





Externally, the property benefits from enclosed gardens to both the front and rear, creating private outdoor spaces to enjoy throughout the year. The rear garden is further enhanced by off-street parking, a valuable addition that brings everyday practicality.

With its three genuine double bedrooms, versatile accommodation, two enclosed gardens and the benefit of rear parking, this is a home that offers both space and practicality. An excellent opportunity for buyers seeking a property they can comfortably settle into and make their own.

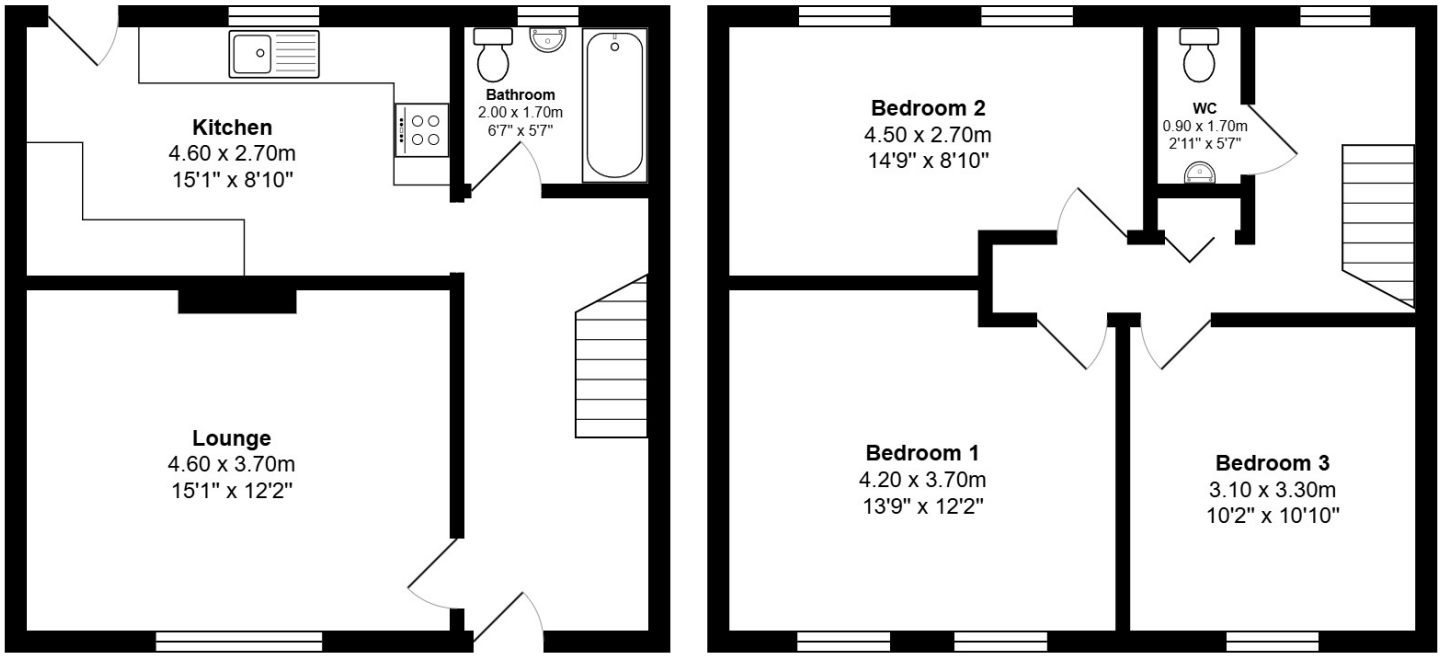
EXTERNALS





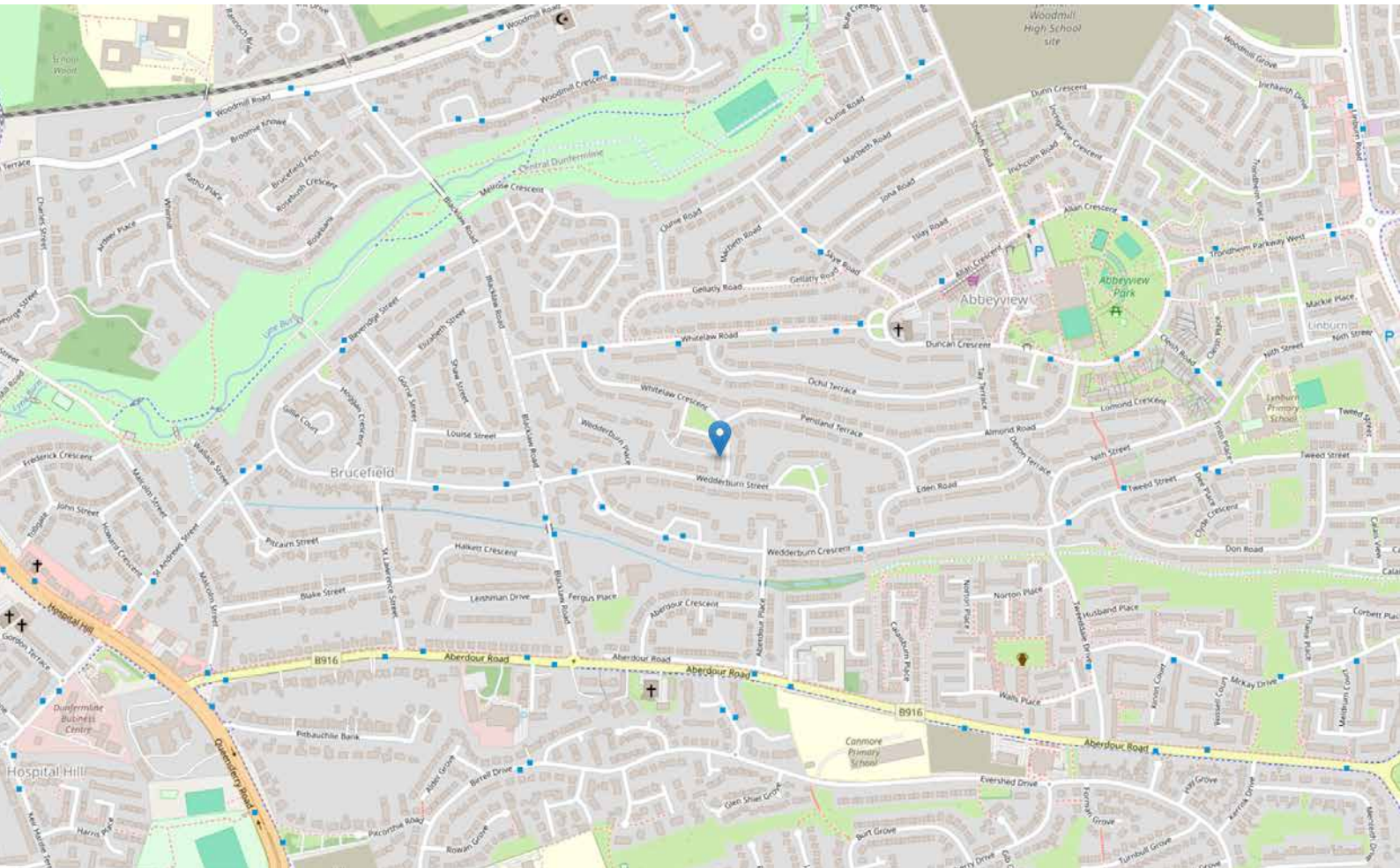


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): $93m^2$ | 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, and 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.





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