




McEwan Fraser Legal
Solicitors & Estate Agents
01383 660 570

11 Bridges View
DUNFERMLINE, KY12 0GA

THE LOCATION

DUNFERMLINE, KY12 0GA

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.



11 BRIDGES VIEW

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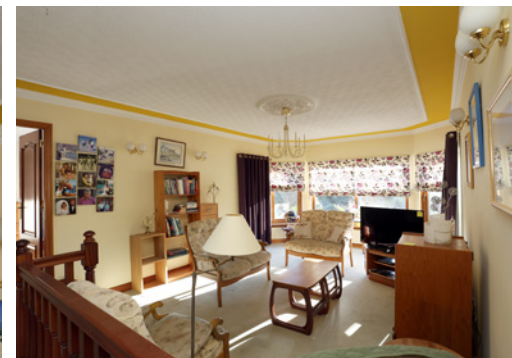
McEwan Fraser Legal is delighted to offer this four-bedroom detached bungalow situated in a quiet and sought-after residential area.

The spacious lounge and dining area are quietly situated at the side of the property overlooking the private garden. The kitchen area consists of a range of wall and floor-mounted units with complementing surfaces and a built-in gas hob with an electric oven and hood with access to the utility room. There is a large office space for anyone who is looking to work from home that could also potentially be used as a further bedroom. There are four large bedrooms of comfortable dimensions in the property all benefiting from storage cupboards. The master bedroom offers a three-piece en-suite shower room and a walk-in wardrobe. The four-piece family bathroom is partially tiled and benefits from a bath with an overhead shower, completing the accommodation on offer.

The property benefits further from gas central heating and full double glazing throughout.

Additionally, there are well-maintained private gardens front and rear. The large driveway leads to the single garage and can accommodate several vehicles. The rear gardens are fully enclosed to offer privacy and a safe environment for animals and children.

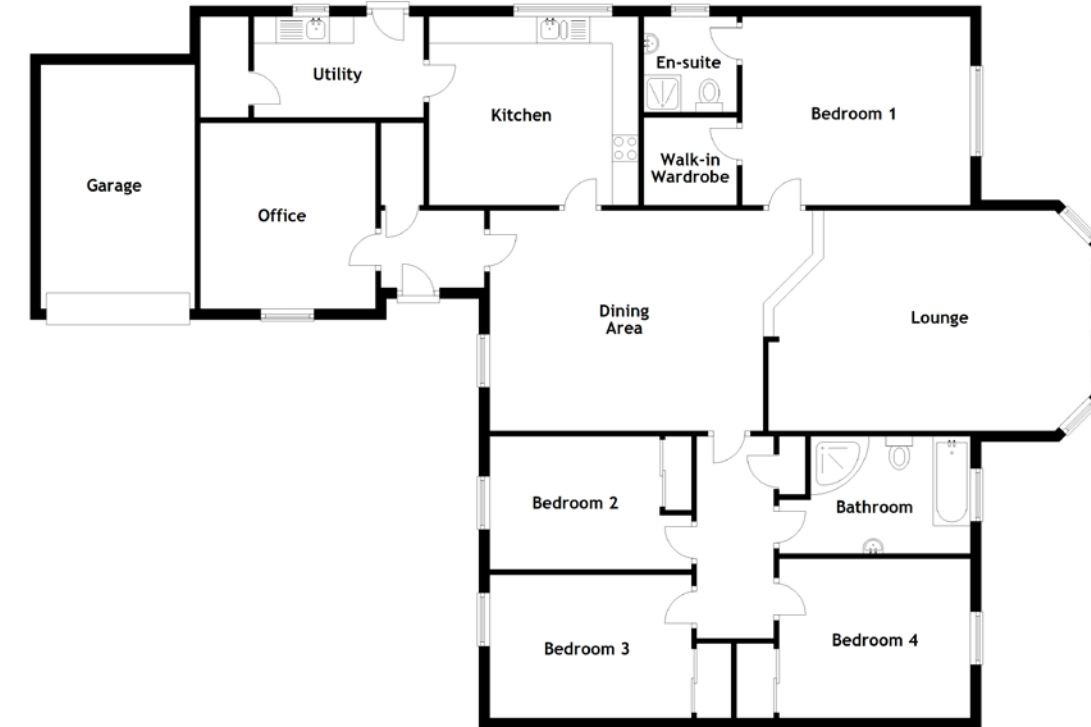
Viewing is highly recommended to appreciate the accommodation on offer.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

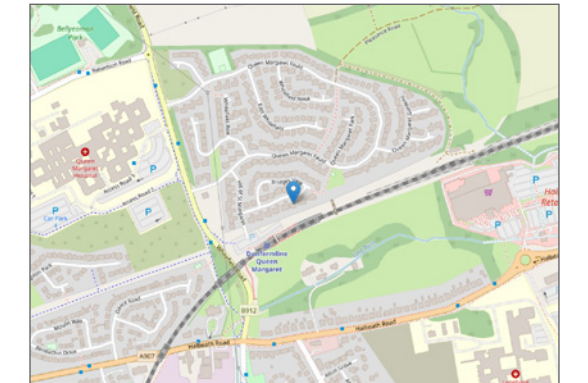


Approximate Dimensions
(Taken from the widest point)

Lounge	6.10m (20') x 4.15m (13'7")
Dining Area	6.29m (20'8") x 4.15m (13'7")
Kitchen	3.95m (13') x 3.60m (11'10")
Utility	3.20m (10'6") x 1.90m (6'3")
Office	3.50m (11'6") x 3.30m (10'10")
Bedroom 1	4.30m (14'1") x 3.55m (11'8")
En-suite	1.80m (5'11") x 1.75m (5'9")
Walk-in Wardrobe	1.75m (5'9") x 1.70m (5'7")
Bathroom	3.60m (11'10") x 2.20m (7'3")
Bedroom 2	3.80m (12'6") x 2.50m (8'3")
Bedroom 3	3.80m (12'6") x 2.75m (9')
Bedroom 4	3.60m (11'10") x 3.00m (9'10")
Garage	4.60m (15'1") x 2.90m (9'6")

Gross internal floor area (m²): 154m²
EPC Rating: B

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






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Tel. 01383 660 570
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**

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Text and description
JAY STEIN
Surveyor



Professional photography
LEIGH ROLLO
Photographer



Layout graphics and design
ALLY CLARK
Designer