

7 Thistle Street

DUNFERMLINE, FIFE, KY12 0JA



A rare opportunity to acquire a bespoke three-bedroom home, with ample sized rooms and garden space



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McEwan Fraser Legal is delighted to present this three-bedroom exquisite end-terrace house in Dunfermline. The property is finished to a high standard, decorated tastefully and ready to walk in. The house showcases excellent views of green landscape, rolling hills and the Forth Road bridges. The property benefits from a stunning landscaped and partially decked garden to the rear of the property. With a pergola covering the lane down to a secondary garden. Additionally, the property has a multi-functional detached garage. The property is a short walk to Dunfermline centre which has many local amenities including supermarkets, bars and restaurants. Additionally, there is access to the train station which takes you to Edinburgh and Glasgow city centres among other routes.

THE KITCHEN/DINER



The property can be entered from the front vestibule or from the side of the property into a spacious open-plan kitchen dining area, the hub of the home. The kitchen is finished with a modern look and high standard, with built-in appliances and an island in the centre with a gas burner hob, which makes for the perfect setting for family meals or dinner parties.



THE LIVING ROOM



The kitchen leads into a large living area with ample space for multiple furniture configurations. The large floor-to-ceiling French doors flood the room with natural light.



Both bedrooms on the ground floor are bright and spacious double rooms, with ample storage. The south facing bathroom is stylish, showcasing a three-piece suite, matt black finishings and tasteful tile effect.

BEDROOM 1



BEDROOM 2



THE BATHROOM



The bedroom on the 1st floor is the star of the show, showcasing a large double suite with built-in storage and accessible eaves storage which could be used for a walk-in wardrobe. This room could also be utilised as a home office.

BEDROOM 3

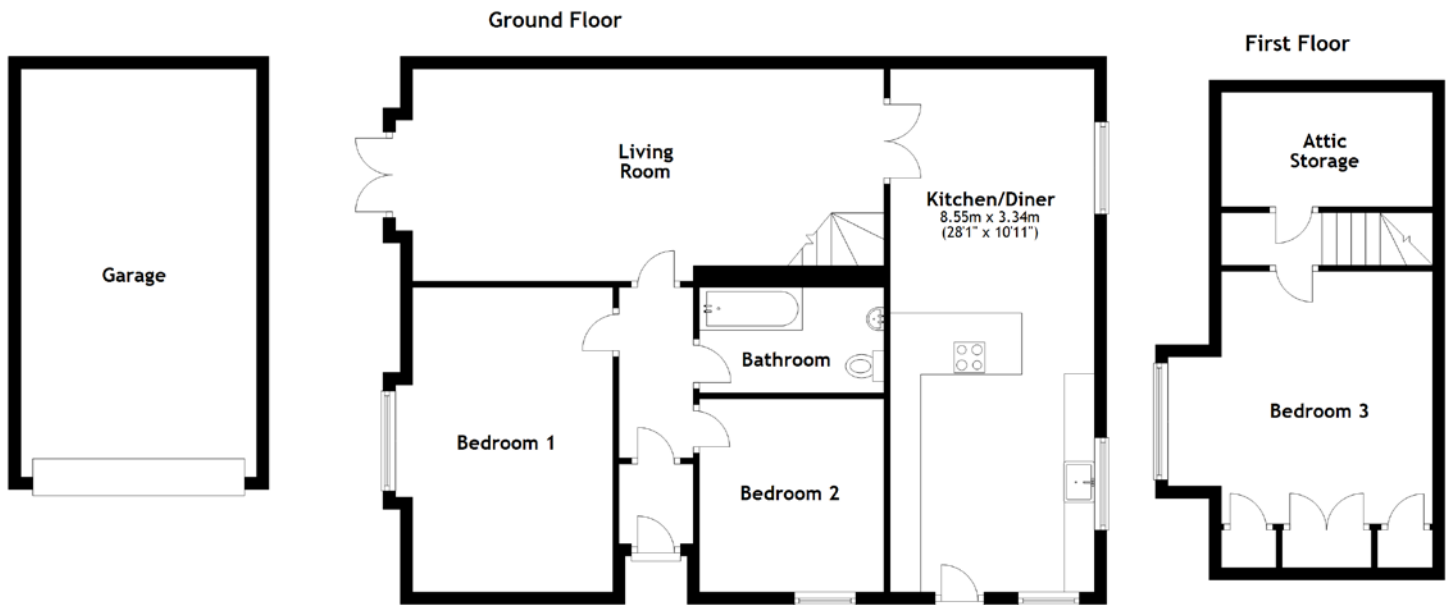


In addition, the property includes a driveway for accessible parking. This is a rare opportunity to acquire a bespoke three-bedroom end-terrace home, with ample sized rooms and garden space, finished to a luxurious high standard with a modern feel and in a fantastic location.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP



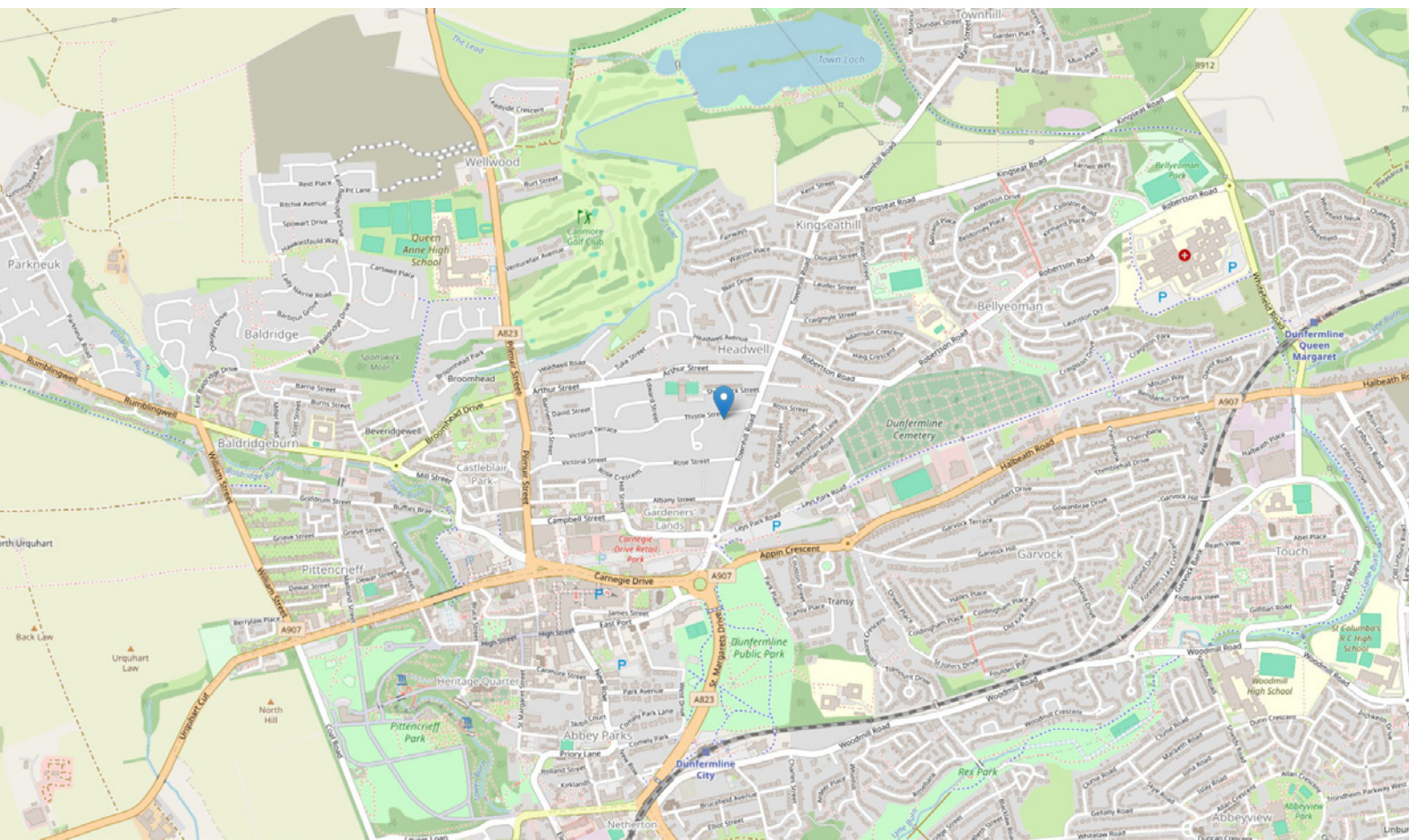
Approximate Dimensions (Taken from the widest point)

Living Room 7.70m (25'3") x 3.47m (11'5")
 Kitchen/Diner 8.55m (28'1") x 3.34m (10'11")
 Bathroom 3.01m (9'11") x 1.69m (5'7")
 Bedroom 1 4.15m (13'7") x 3.55m (11'8")
 Bedroom 2 3.16m (10'4") x 3.01m (9'11")

Bedroom 3 4.33m (14'2") x 4.13m (13'6")
 Attic Storage 3.45m (11'4") x 1.87m (6'2")
 Garage 6.67m (21'11") x 3.85m (12'8")

Gross internal floor area (m²): 119m²

EPC Rating: D



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.



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