

5 Spencerfield Steadings

DUNFERMLINE, KY11 9LA



Three bedrooms and two public rooms along with two quality conservatories to make the most of the stunning gardens and views



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McEwan Fraser Legal is delighted to present this exciting steading conversion offering elegant proportions and breathtaking views. Nestled within the picturesque Spencerfield Steadings, this terraced home offers a unique blend of charm, modern comfort, and breathtaking surroundings. The property is set within stunning, private, garden grounds, offering enviable views and a high degree of privacy. Spanning two floors, the accommodation is both spacious and elegantly appointed.

THE LOUNGE



On the ground floor, you are greeted by a spacious lounge featuring a striking stone fireplace and cottage-style beams, exuding warmth and character.

THE DINING ROOM



The dining room is perfect for hosting family and friends, while two conservatories with self-cleaning glazed roofs bring the beauty of the outdoors in, providing delightful spaces to relax and unwind.



THE CONSERVATORIES



THE KITCHEN



The bespoke fitted kitchen is a chef's dream, with solid wood cabinets and granite worktops, complemented by a utility room and a guest cloakroom for added convenience.





The upper floor boasts three well-appointed bedrooms, including a master suite with an en-suite shower room, as well as a stylish family bathroom. Each room is designed to offer comfort and tranquillity, making this home an ideal retreat.

THE BATHROOM



BEDROOM 1



a master suite with an
en-suite shower room



BEDROOMS 2 & 3



The outdoor space is equally impressive, with meticulously maintained gardens that provide a perfect setting for outdoor activities and relaxation. The property also includes outbuildings, such as a garage spacious enough for a camper van, and ample parking for both residents and guests.

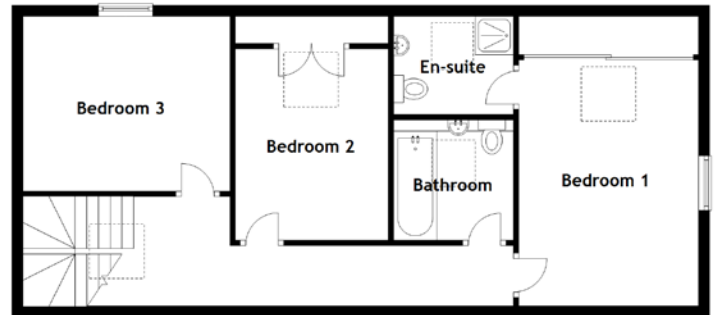
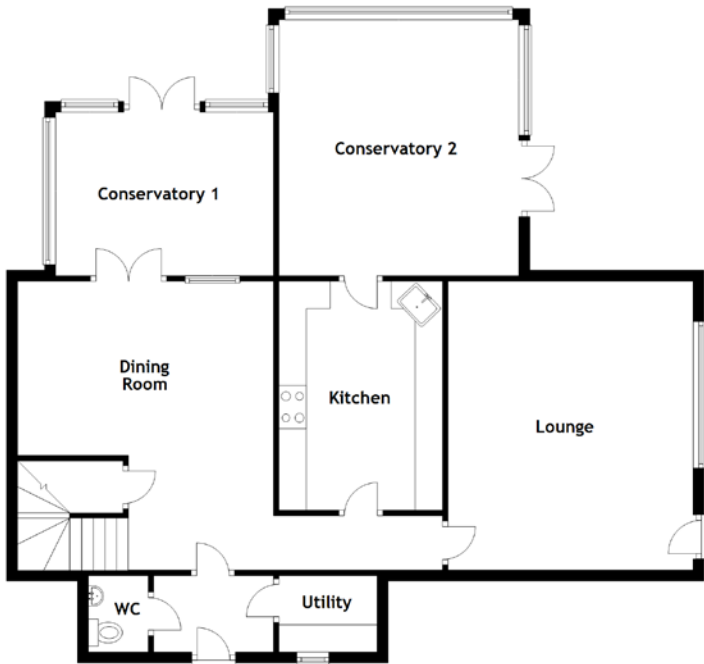
Combining a sense of space and style with stunning gardens and far-reaching views, this home in Spencerfield Steadings is highly desirable, offering an exceptional lifestyle in a beautiful, private setting.

EXTERNALS & VIEW





FLOOR PLAN, DIMENSIONS & MAP

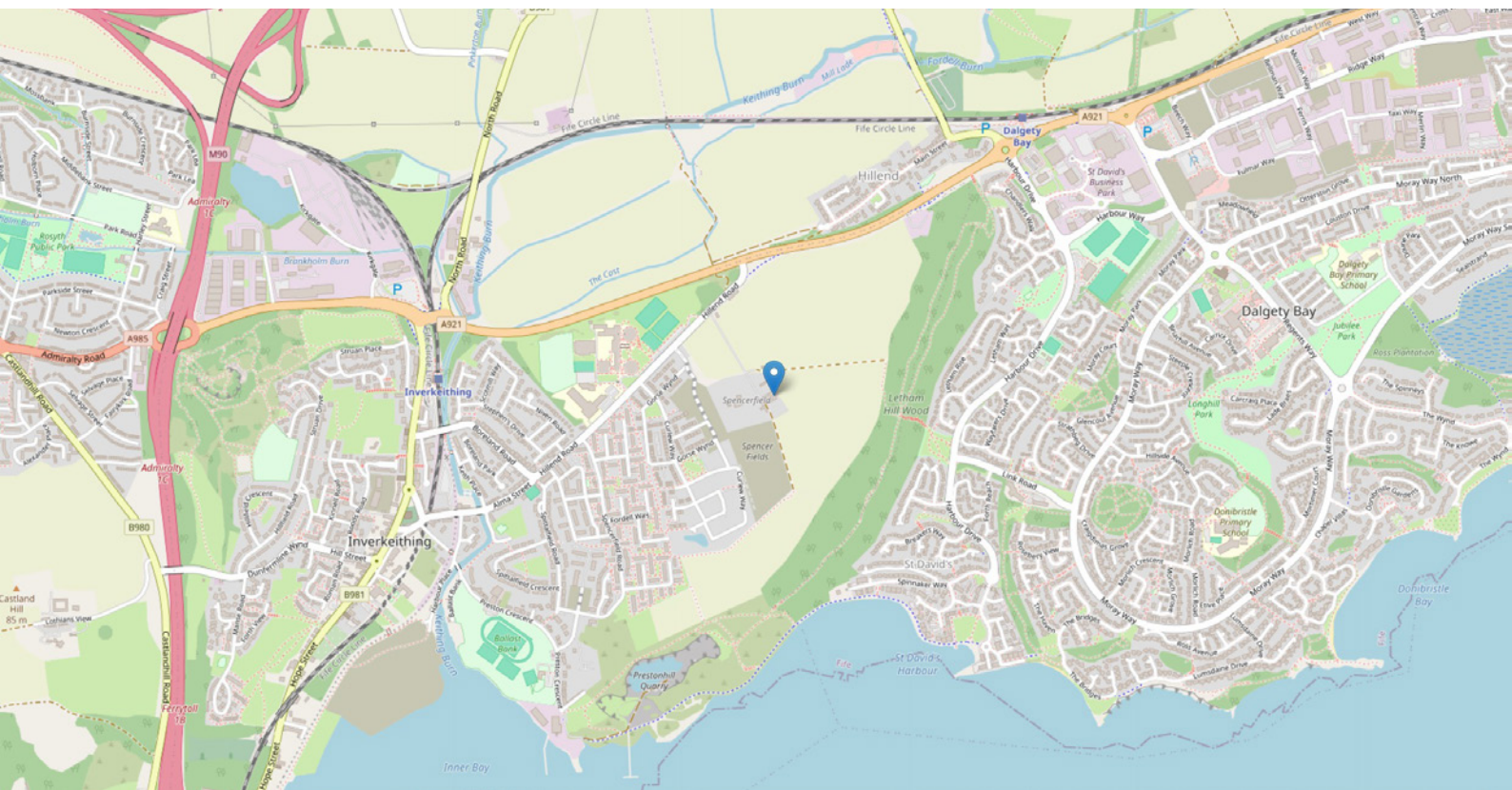


Approximate Dimensions
(Taken from the widest point)

Lounge	4.90m (16'1") x 4.50m (14'9")
Kitchen	4.20m (13'9") x 3.00m (9'10")
Dining Room	5.30m (17'5") x 2.00m (6'7")
Conservatory 1	4.00m (13'1") x 3.00m (9'10")
Conservatory 2	4.70m (15'5") x 4.40m (14'5")
Utility	1.80m (5'11") x 1.40m (4'7")

WC	1.40m (4'7") x 1.10m (3'7")
Bathroom	2.20m (7'2") x 2.20m (7'2")
Bedroom 1	4.50m (14'9") x 3.30m (10'10")
En-suite	2.20m (7'2") x 1.80m (5'11")
Bedroom 2	3.50m (11'6") x 3.00m (9'10")
Bedroom 3	3.80m (12'6") x 3.20m (10'6")

Gross internal floor area (m²): 141m²
EPC Rating: C



THE LOCATION

Located in the serene and picturesque setting of Spencerfield Steadings, KY11 9LA, between Inverkeithing and Burntisland, this home offers an idyllic lifestyle surrounded by natural beauty. Situated within a well-established and sought-after residential area, the property enjoys a peaceful ambience while still being conveniently close to essential amenities and transport links.





The area is known for its stunning landscapes and open spaces, providing a tranquil retreat from the hustle and bustle of city life. Spencerfield Steadings is just a short drive from the historic town of Dunfermline, where you can find a range of shopping, dining, and entertainment options. Excellent schools and healthcare facilities are also easily accessible, making this location ideal for families.

For commuters, Spencerfield Steadings offers excellent connectivity with easy access to major road networks and public transport services. The nearby M90 motorway provides quick links to Edinburgh and the wider Fife region, ensuring that you are never far from the action. Inverkeithing train station is nearby and the area is well served for park and ride facilities.

Residents of Spencerfield Steadings benefit from the perfect blend of rural charm and modern convenience, with picturesque walking trails, local parks, and recreational facilities all within close proximity. This location truly offers the best of both worlds, providing a serene and beautiful place to call home while keeping you connected to everything you need.



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