



33 Clunie Road, Dunfermline

In Excess of **£170,000**





33 Clunie Road

Dunfermline, Dunfermline

Stylish 3-bed semi with open-plan living, spa bathroom, attic bedroom, garage, and garden views. Move-in ready with quality finishes in a great Dunfermline location.

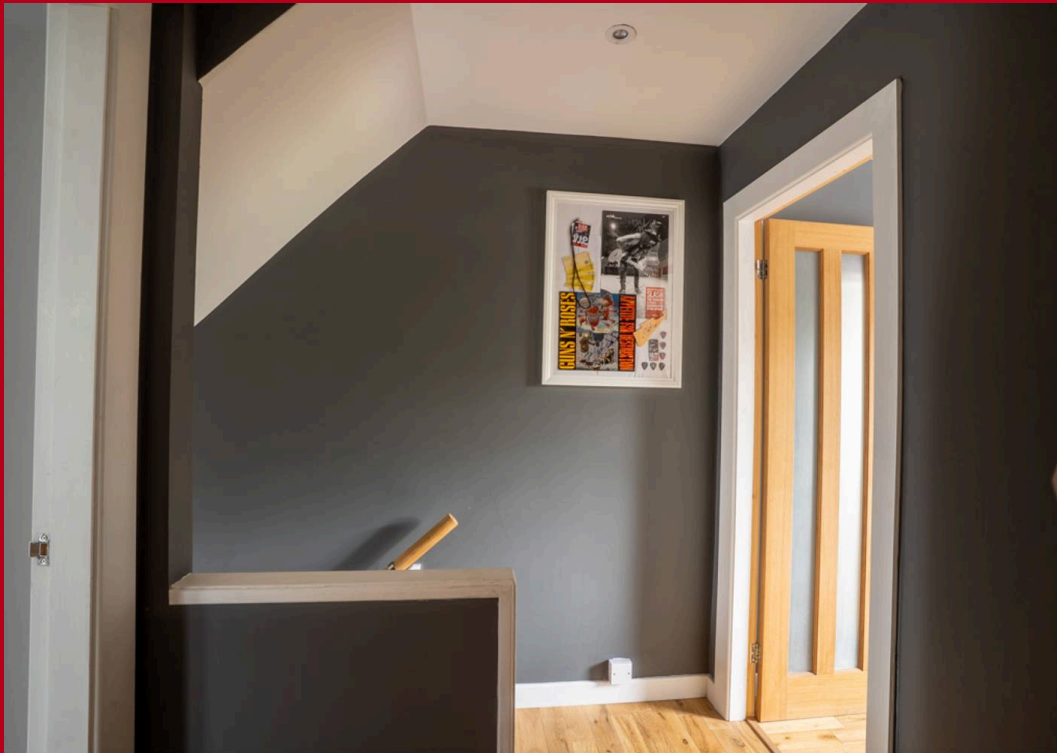
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Large open plan living, dining and kitchen area with panoramic view on the garden
- Upstairs bathroom with walk-in shower and bath with massage function
- Converted attic space into third bedroom
- High level of floor finish with oak flooring and tiles
- Double driveway and spacious garage
- No chain transaction



Dining area

12' 0" x 13' 4" (3.65m x 4.07m)

Spacious and light-filled, the dining area flows seamlessly from the kitchen, offering ample room for entertaining and family meals. Large windows provide lovely natural light throughout the day.

Living room

12' 3" x 11' 9" (3.74m x 3.58m)

A welcoming and well-proportioned space with a large window, ideal for relaxing or hosting guests. Features quality oak flooring and a bright, airy feel throughout.

Kitchen

11' 11" x 11' 9" (3.63m x 3.57m)

Modern and functional kitchen with ample workspace and storage, integrated Hotpoint appliances, and direct access to the conservatory. Perfect for everyday cooking and entertaining

Laundry room

6' 11" x 1' 4" (2.10m x 0.40m)

A practical and well-organised space featuring built-in shelving for storage and easy access to laundry essentials. Ideal for keeping household tasks tucked neatly away.

Downstairs bathroom

5' 7" x 4' 11" (1.70m x 1.50m)

Convenient ground-floor bathroom featuring a modern walk-in shower, contemporary fittings, and a sleek, low-maintenance finish with high-end tiles – perfect for guests or everyday use.

Hallway and Staircase

17' 11" x 5' 2" (5.47m x 1.58m)

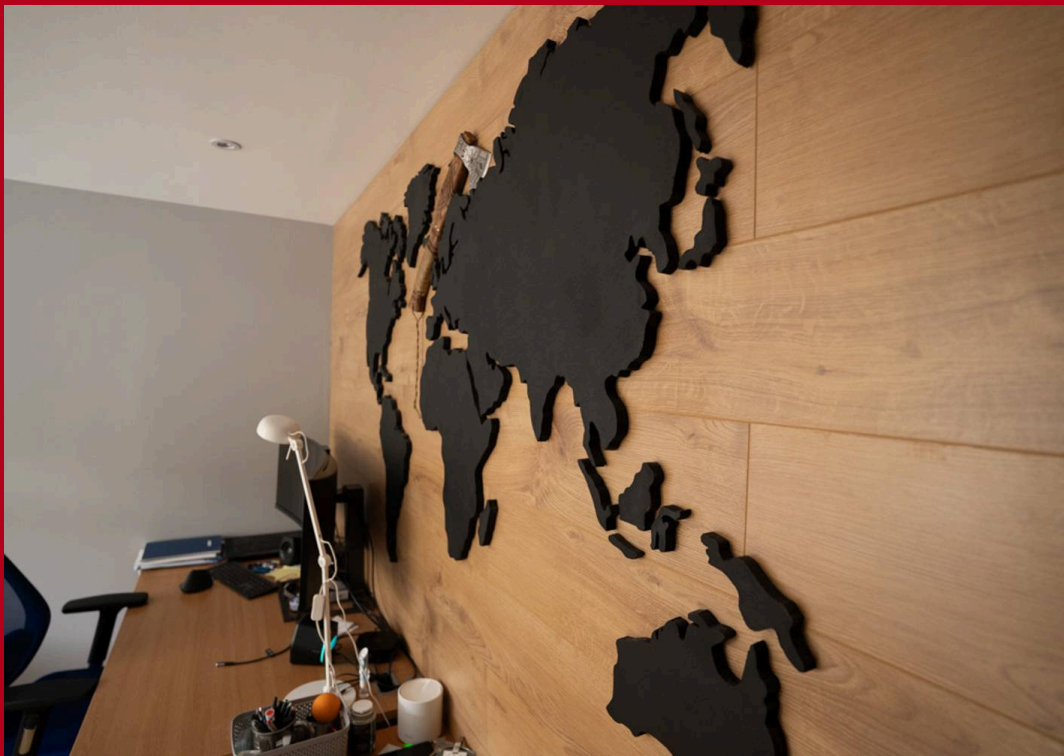
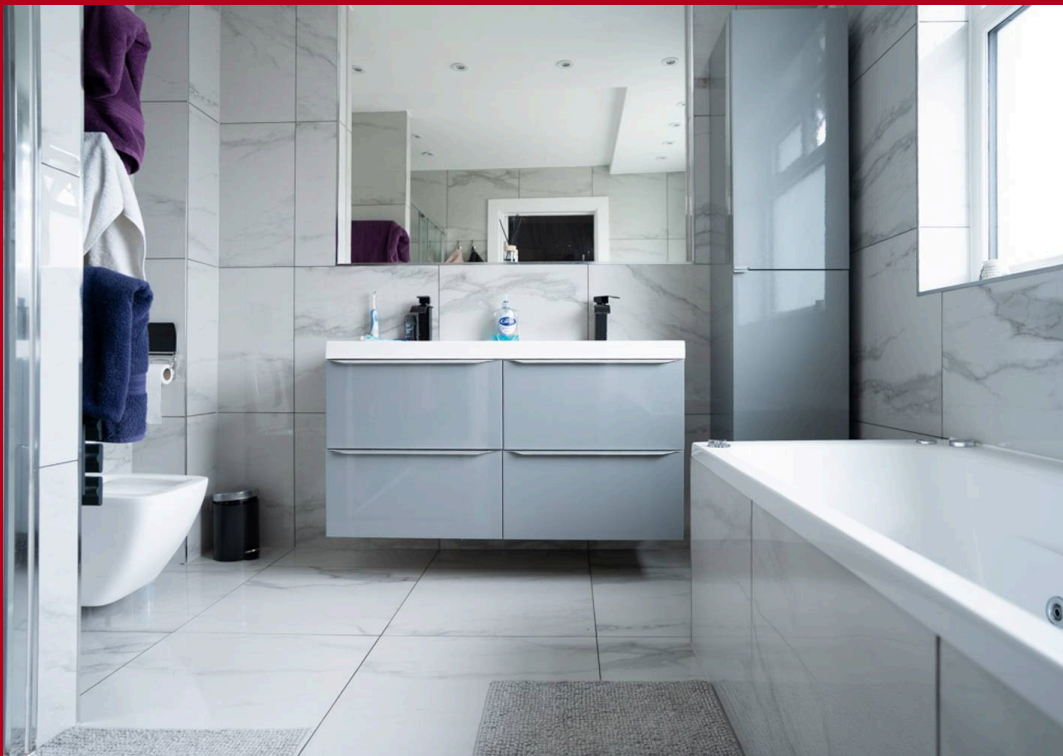
Welcoming entrance hallway featuring elegant oak stairs that set the tone for the home. Cleverly designed, built-in dog house under the staircase adds charm and functionality – perfect for pet lovers.

Bedroom 1

14' 10" x 11' 8" (4.53m x 3.56m)

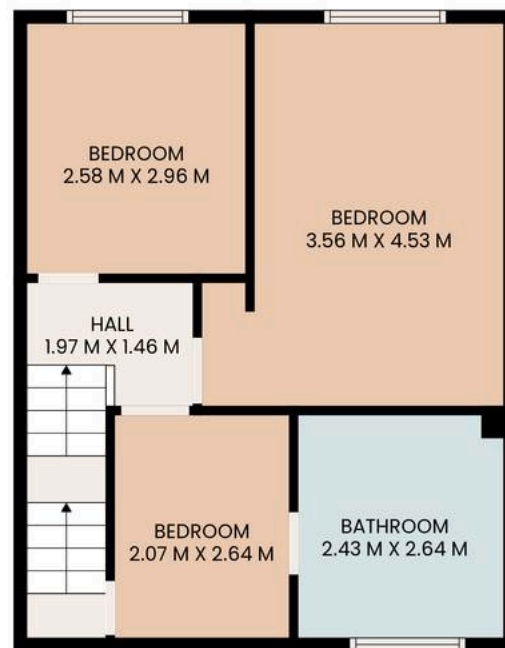
Generously sized bedroom with stylish wall décor that adds personality and warmth to the space. A perfect







FLOOR 1



FLOOR 2



FLOOR 3



TOTAL: 114 m2
 FLOOR 1: 54 m2, FLOOR 2: 41 m2, FLOOR 3: 19 m2
 EXCLUDED AREAS: LOW CEILING: 8 m2
 WALLS: 12 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





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