

2 Venturefair Avenue

DUNFERMLINE, FIFE, KY12 0PF



*Magnificent four-bedroom detached home
in immaculate order throughout, set on large
gardens that sweep around the property*



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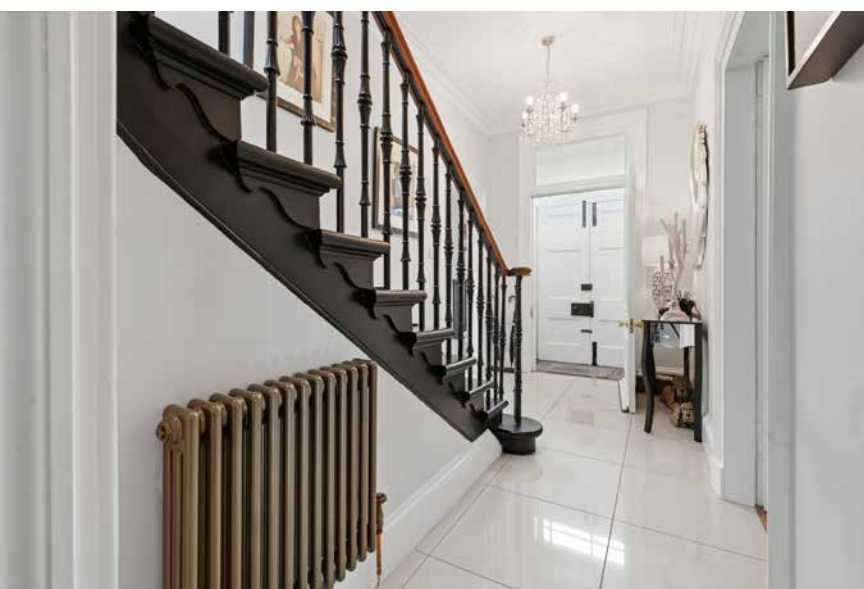
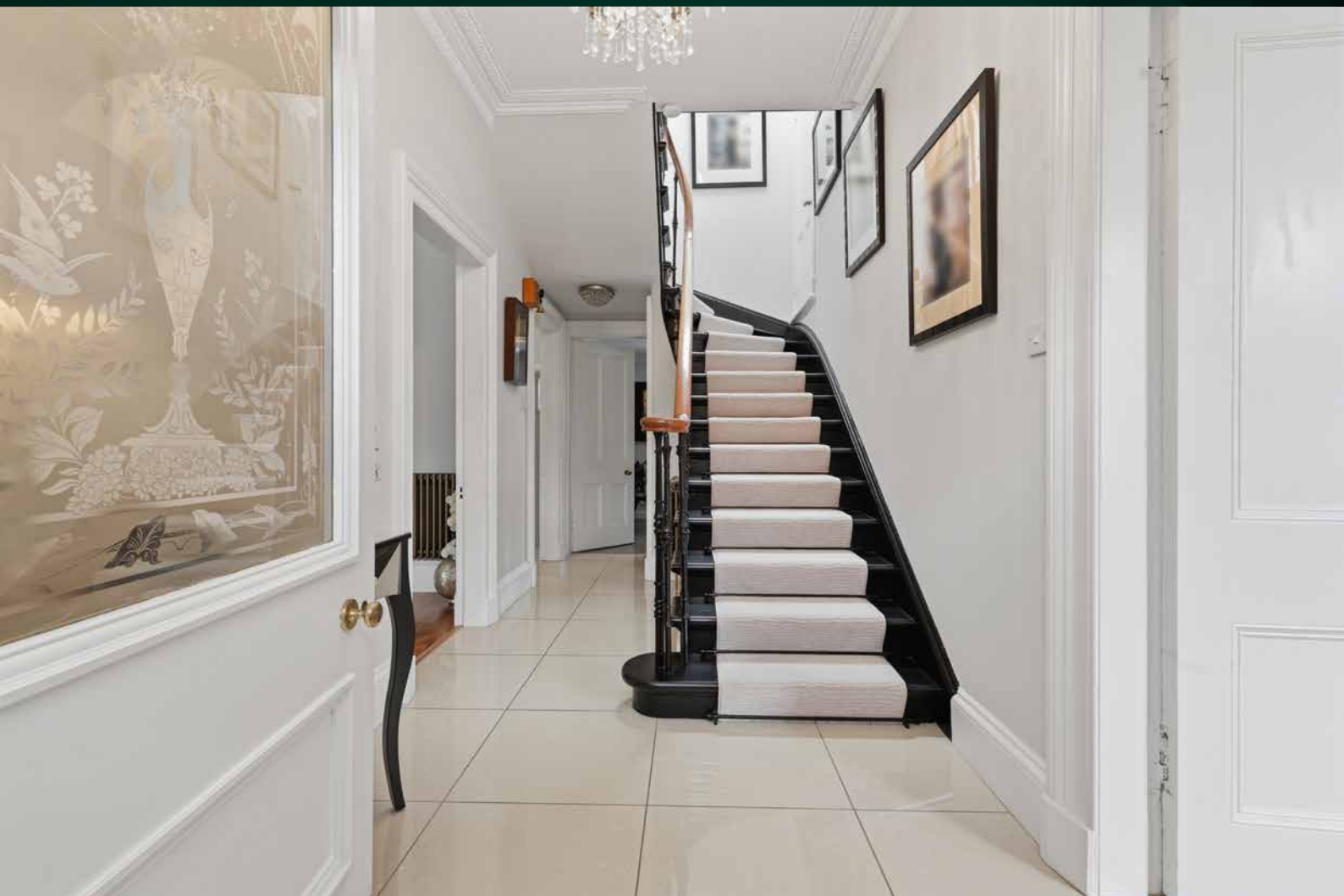


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McEwan Fraser Legal is honoured to present 2 Venturefair Avenue, Dunfermline – a distinguished detached family residence occupying one of the city's most coveted addresses. Originally commissioned by the world-renowned Andrew Carnegie, this remarkable home is steeped in local history and effortlessly combines timeless architectural elegance with the comforts of modern family living. Beautifully preserved and sympathetically enhanced, it is a residence of genuine distinction where character, craftsmanship and contemporary luxury exist in perfect harmony.

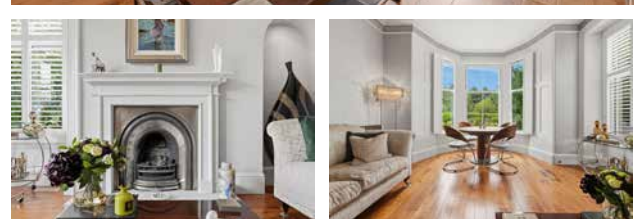
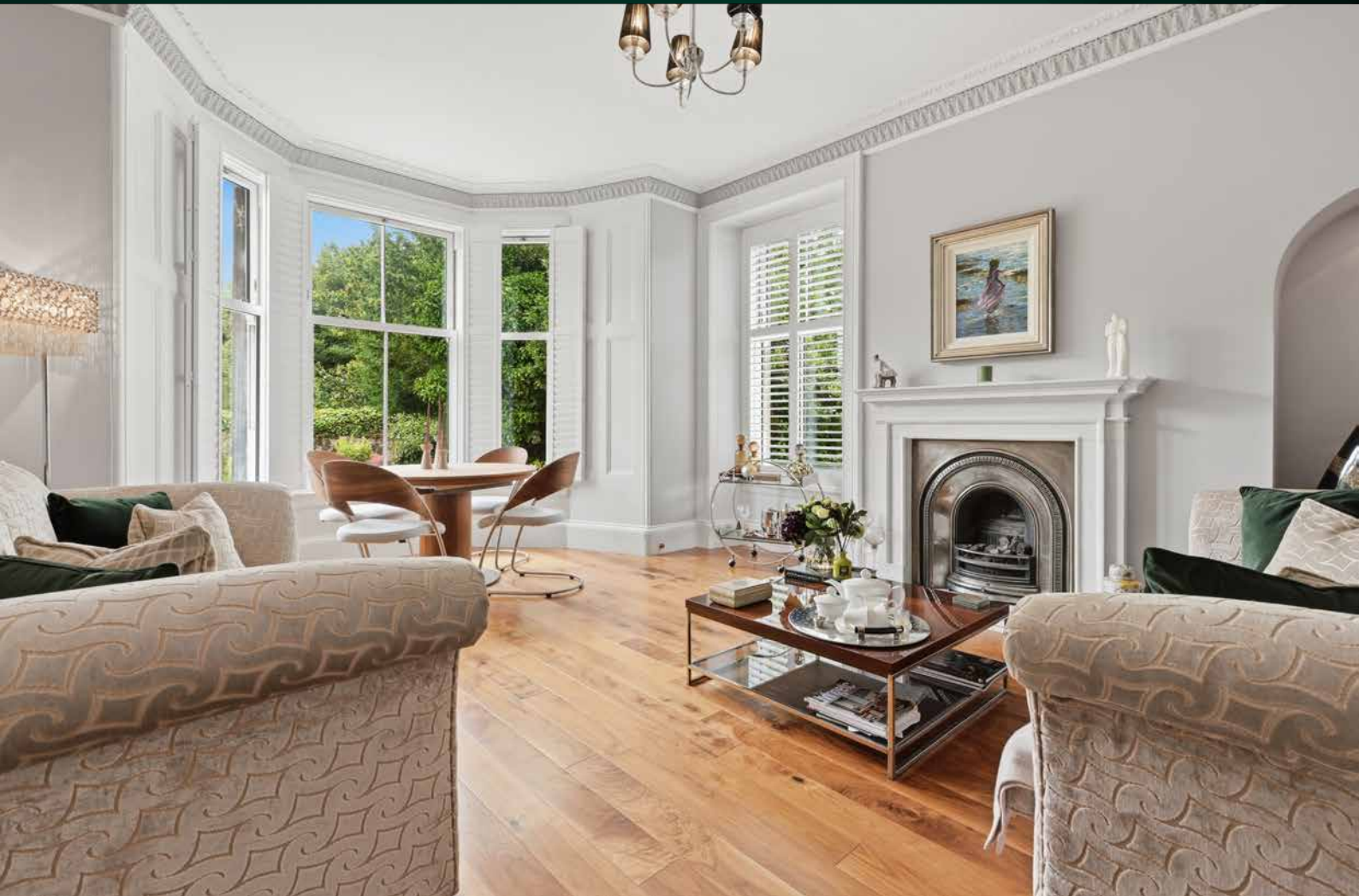
THE HALLWAY



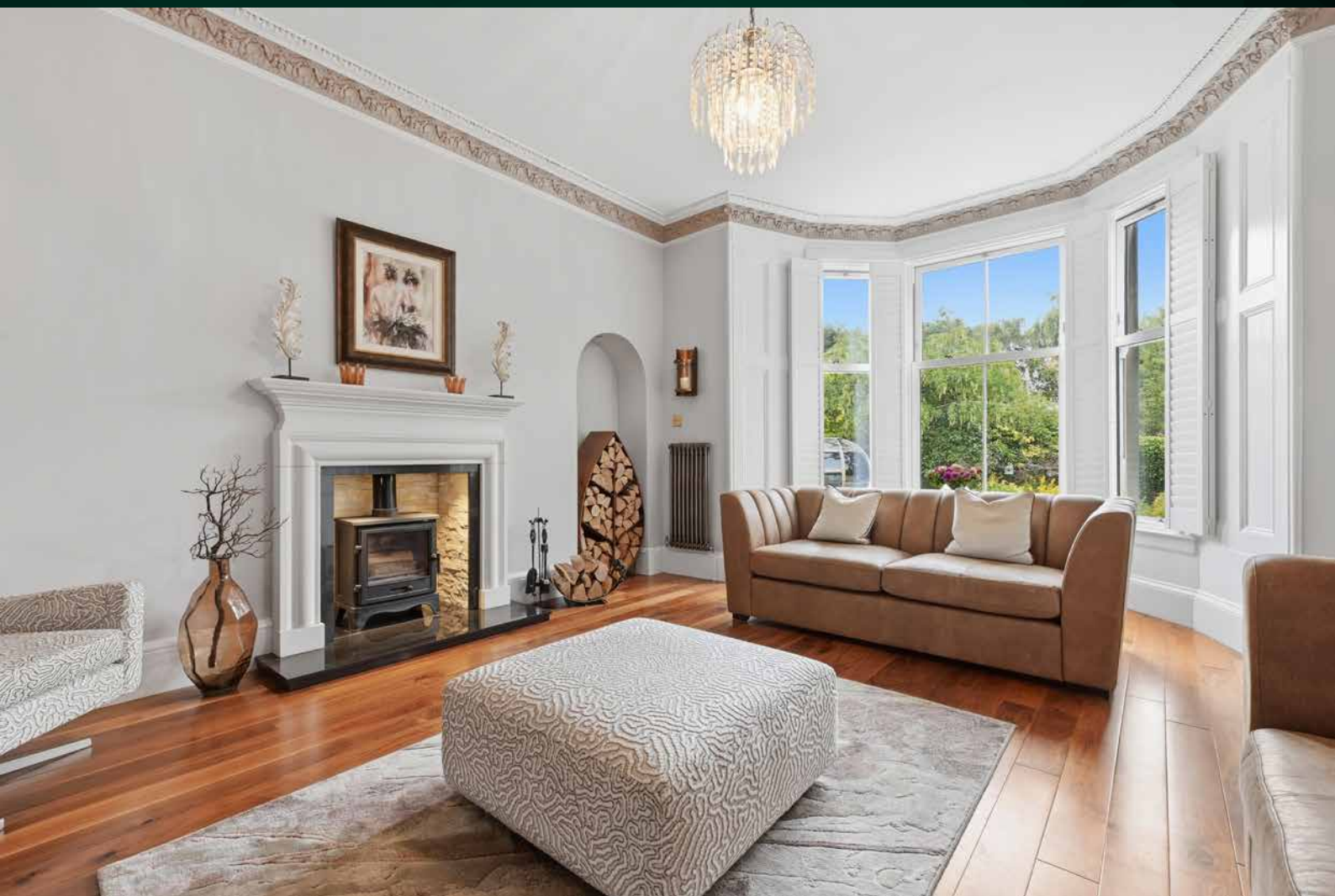
A welcoming entrance vestibule leads into a magnificent reception hallway, where an elegant sweeping staircase immediately captures the imagination and sets the tone for the exceptional accommodation beyond. Rich in period charm, the home is enhanced throughout by bespoke made-to-measure shutters, high ceilings, generous proportions and an abundance of natural light, creating an atmosphere of understated luxury.

To the rear of the property are two beautifully appointed reception rooms, each enjoying impressive bay windows that frame uninterrupted views across the mature gardens. Bathed in natural light throughout the day, these elegant spaces offer the perfect setting for both refined entertaining and relaxed family living. One of the rooms is centred around a charming multi-fuel stove, creating a warm and inviting focal point that perfectly complements the home's timeless character.

THE LIVING ROOM



THE FAMILY ROOM



centred around a charming multi-fuel stove,
creating a warm and inviting focal point



THE DINING KITCHEN



Undoubtedly the heart of this exceptional residence is the bespoke kitchen and dining room. Expertly designed with an extensive range of quality cabinetry, generous work surfaces and ample space for family dining, this is a room that effortlessly balances practicality with style. Whether hosting intimate family meals or larger gatherings, it provides a wonderful environment for modern living. A well-appointed utility room leading to a WC offers further convenience, while a versatile fourth bedroom on the ground floor provides excellent flexibility as a guest suite, home office or study.

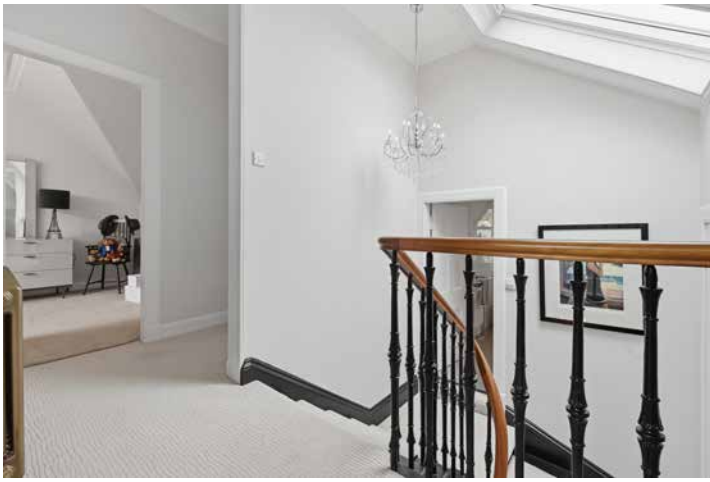


THE UTILITY & WC



BEDROOM 4 / STUDY

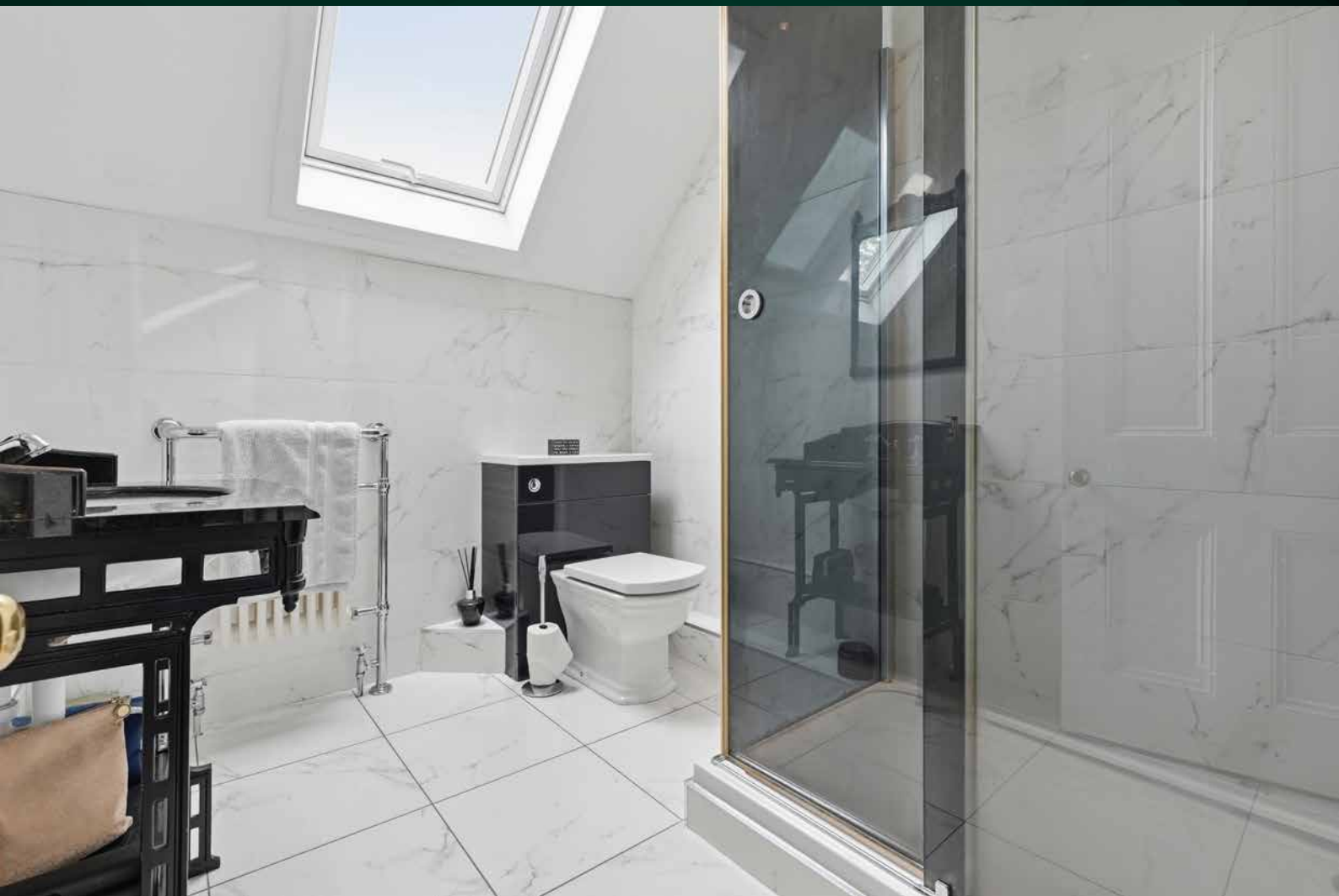




Ascending the graceful staircase, the first-floor landing leads to three beautifully proportioned double bedrooms, each offering generous accommodation and delightful outlooks. The principal bedrooms continue the home's elegant theme, providing peaceful retreats that perfectly complement the property's refined character.

The upper level also hosts a luxurious fully tiled shower room alongside an impressive four-piece family bathroom, both beautifully finished to an exceptional standard and thoughtfully designed to meet the demands of contemporary family life while remaining sympathetic to the home's heritage.

THE SHOWER ROOM



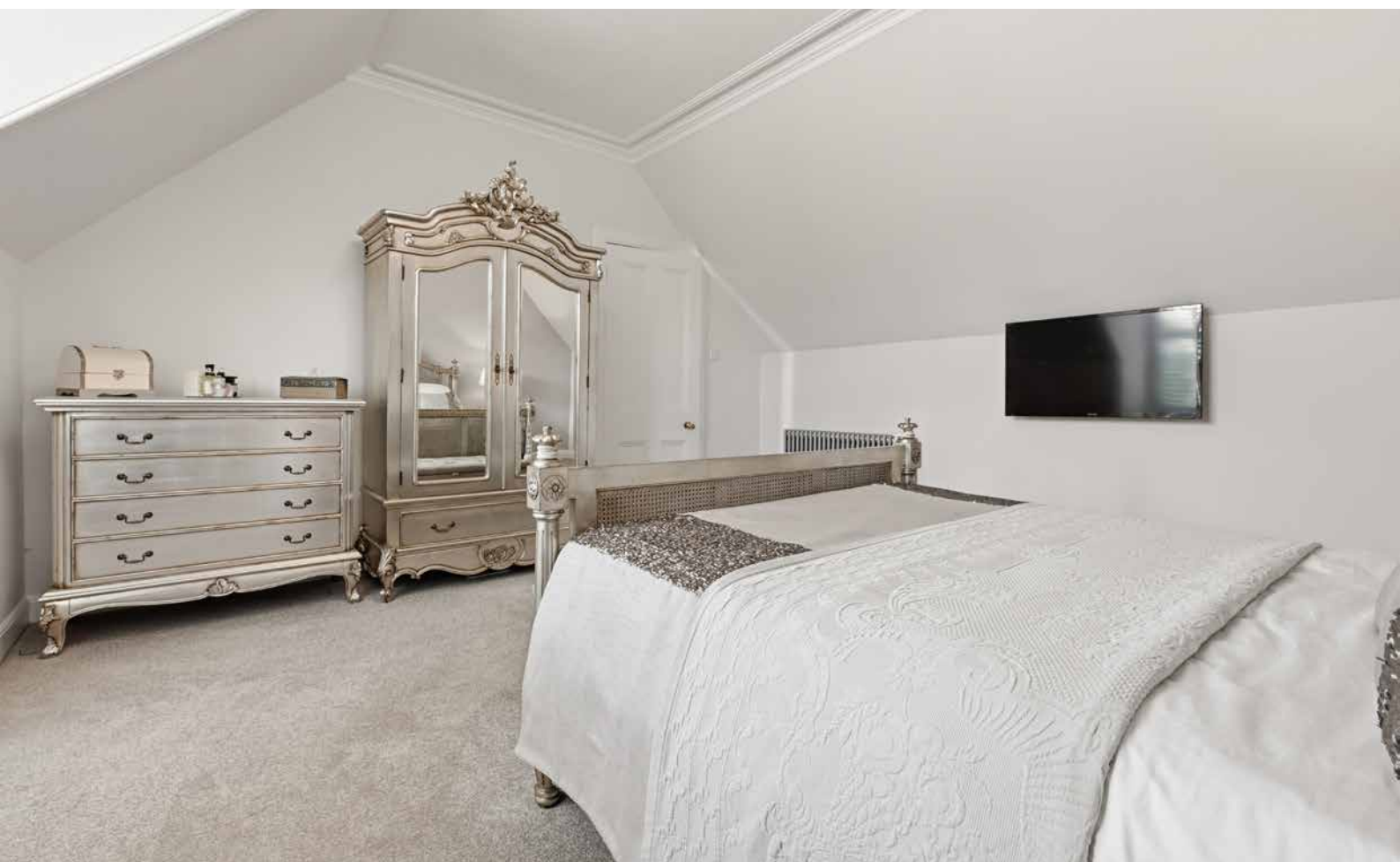
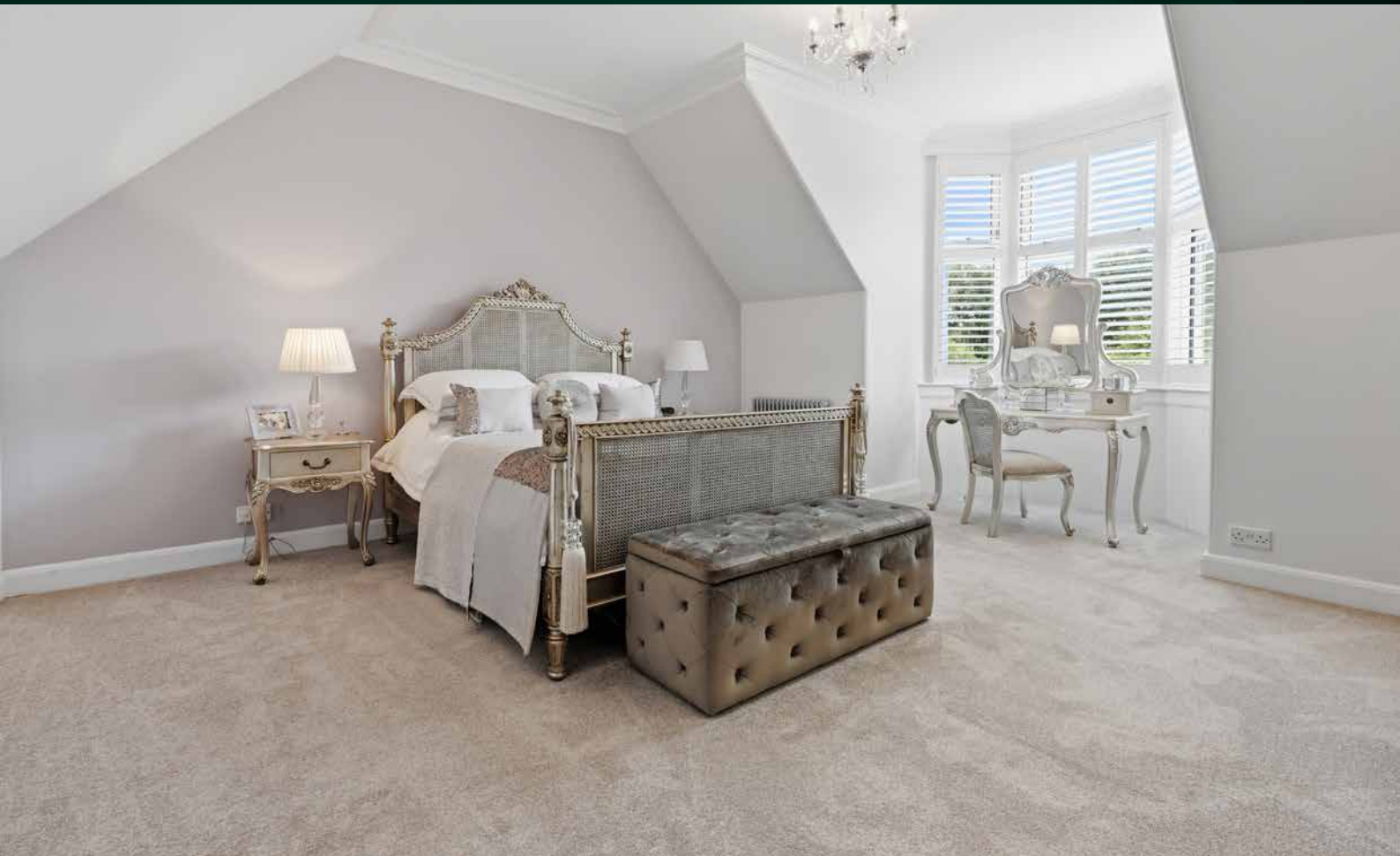
THE BATHROOM



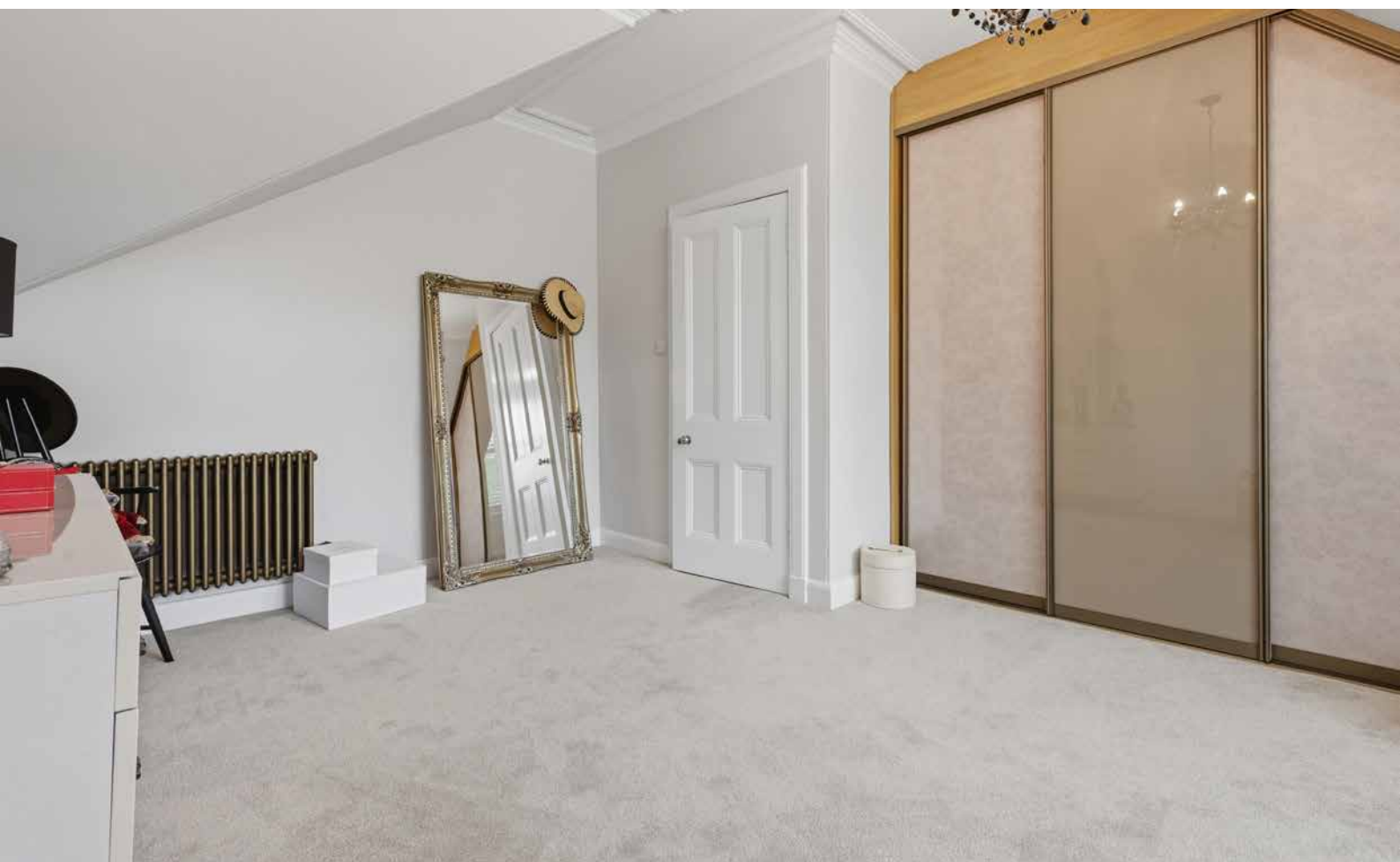
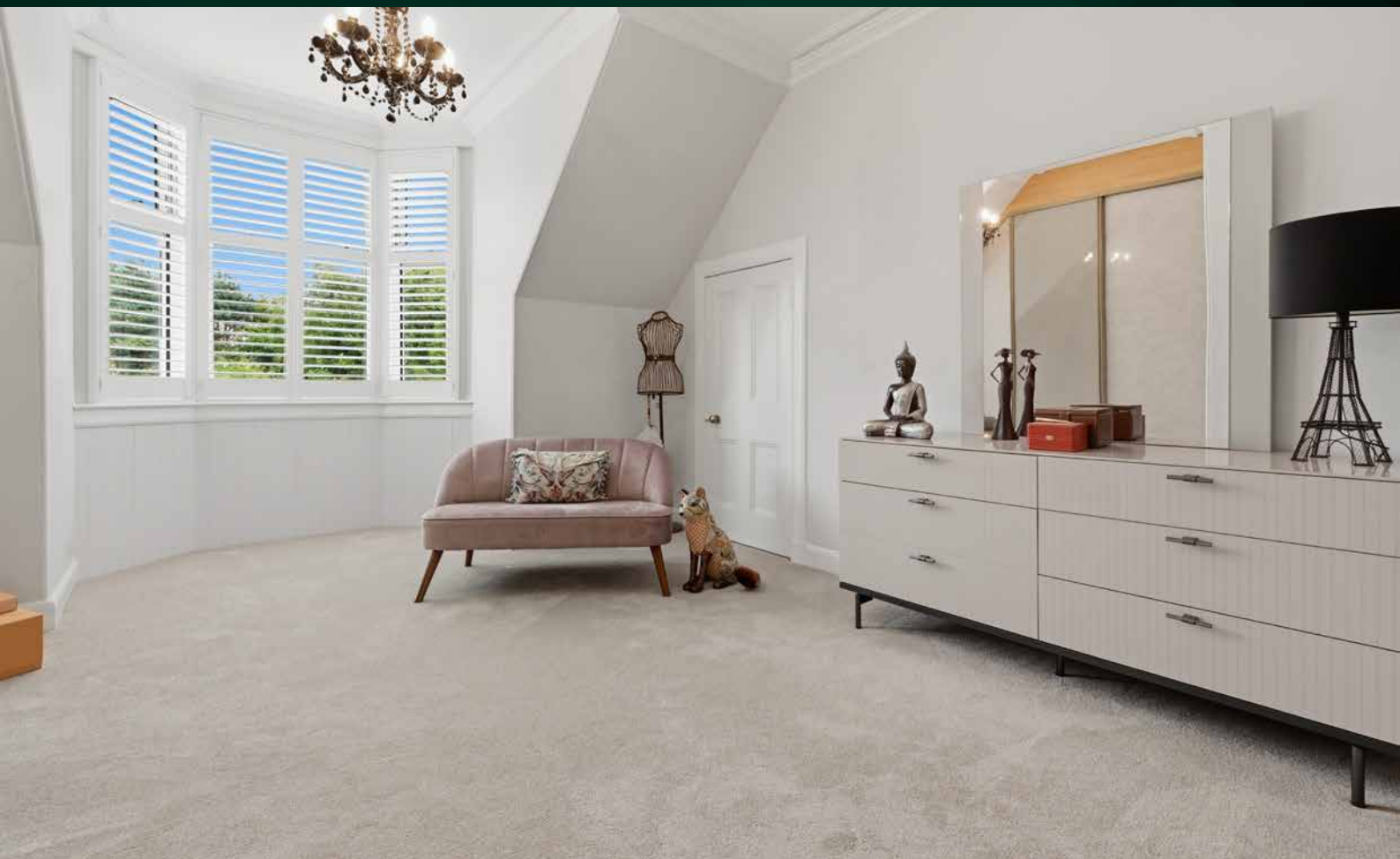
beautifully finished to an exceptional
standard and thoughtfully designed



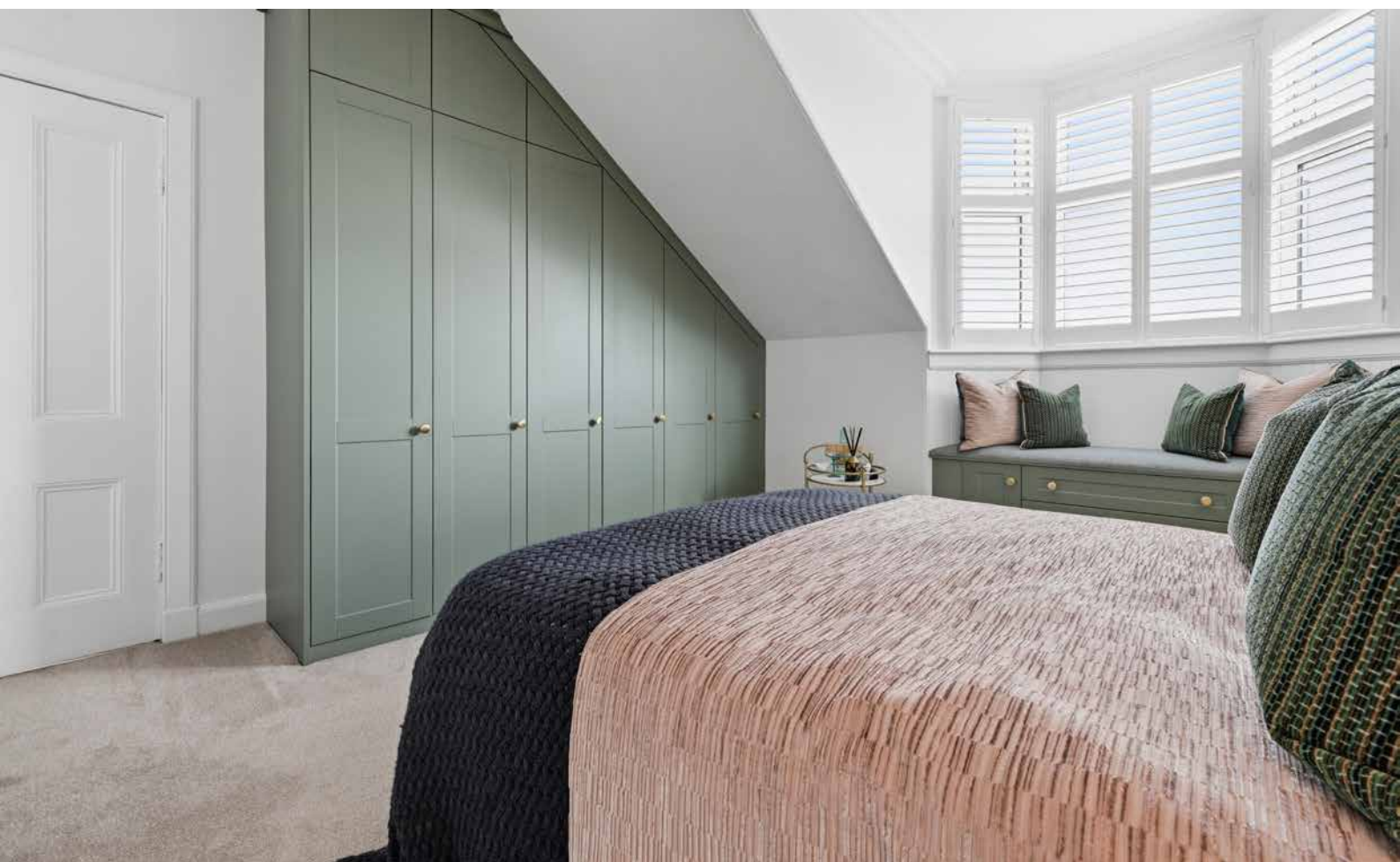
BEDROOM 1



BEDROOM 2



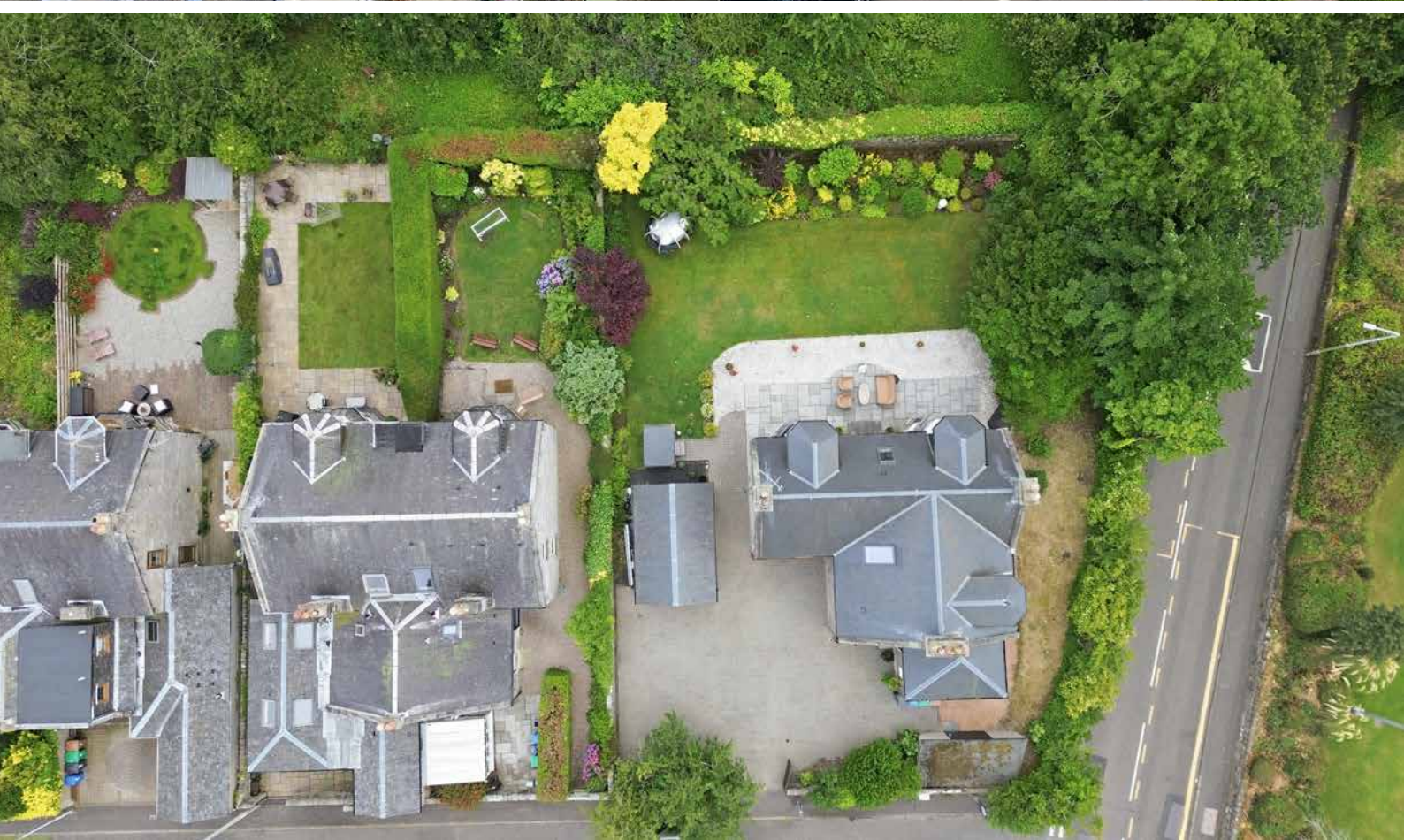
BEDROOM 3



Externally, the mature garden grounds wrap gracefully around the property, creating a private sanctuary that offers colour, tranquillity and seclusion throughout the seasons. Expanses of lawn, established planting and peaceful seating areas provide the perfect backdrop for family life and outdoor entertaining alike. A generous driveway provides ample off-street parking and leads to the garage.

EXTERNALS

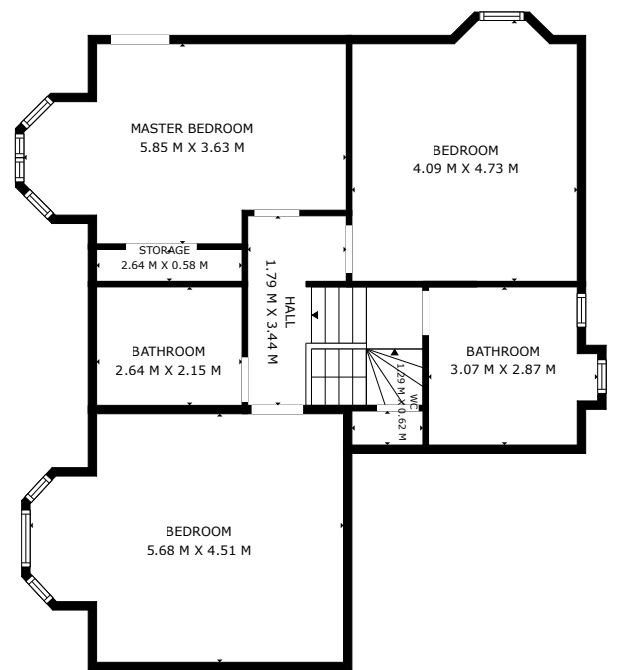




Properties of this historical significance and architectural quality are exceptionally rare. Combining Andrew Carnegie's enduring legacy with outstanding family accommodation and an unrivalled position within one of Dunfermline's finest residential addresses, 2 Venturefair Avenue represents a once-in-a-generation opportunity to acquire one of the city's most cherished homes.

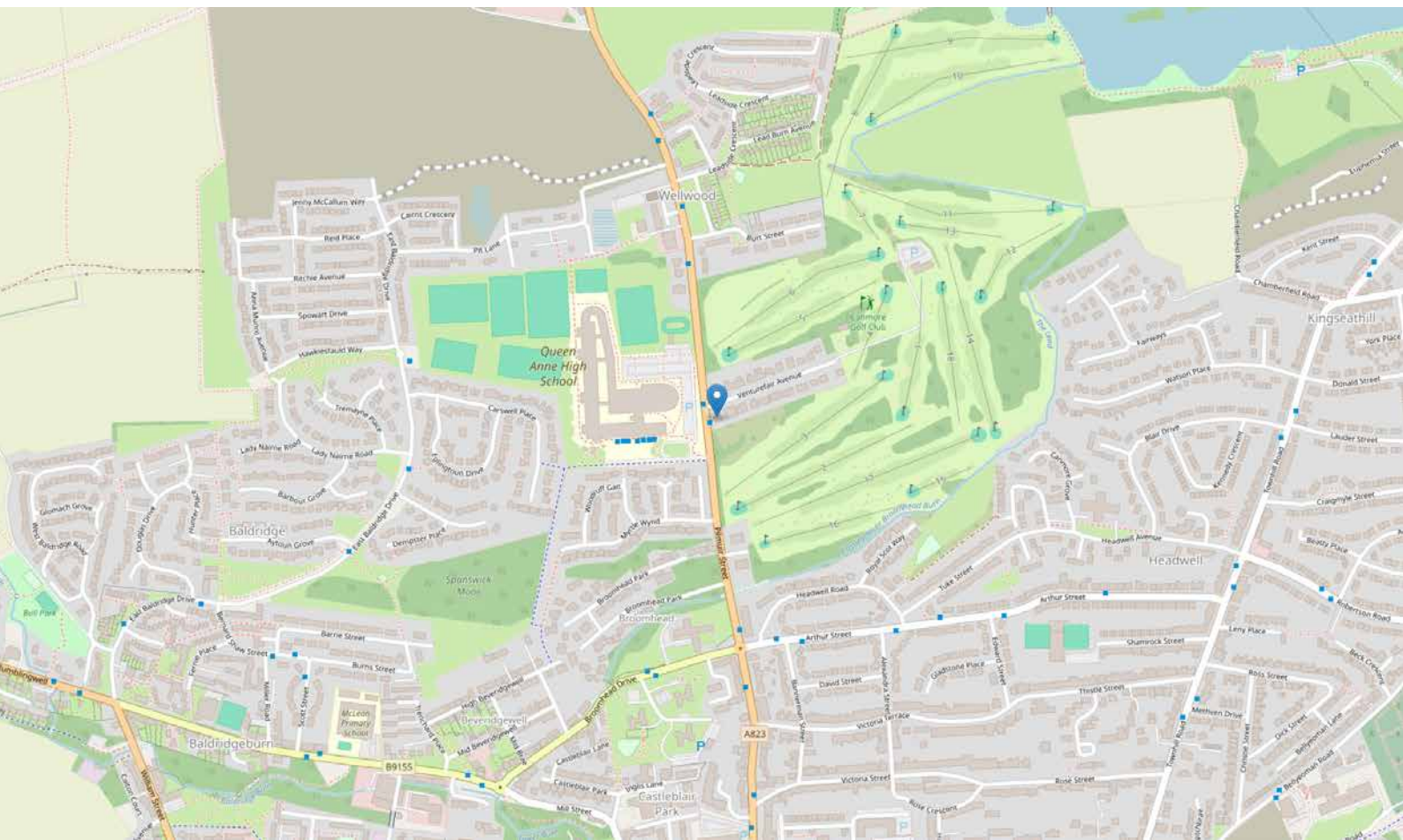
Early viewing is essential to fully appreciate the elegance, heritage and exceptional lifestyle afforded by this truly remarkable residence.

FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 188m² | 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 the 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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