



Offering a drive and an en-suite shower room, this is a welcoming three-bedroom semi-detached home, presented in fresh modern condition, ready to walk into



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McEwan Fraser Legal is delighted to present this welcoming three-bedroom semi-detached home, presented in fresh modern condition, ready to walk into.

THE LOUNGE



The entrance vestibule leads through to a comfortable lounge, providing a relaxed family living space.

THE KITCHEN/DINER



The kitchen diner is well proportioned with space for everyday dining and French doors opening directly onto the rear garden, bringing natural light into the heart of the home.

On the ground floor, there is also a cloakroom with a toilet and a wash hand basin.





On the upper floor, there are three bedrooms, the principal bedroom served by a private en-suite shower room, together with a family bathroom which incorporates a bath with a shower over and a glazed screen.

THE BATHROOM



BEDROOM 1



“ the principal bedroom served by a private en-suite shower room



BEDROOM 2

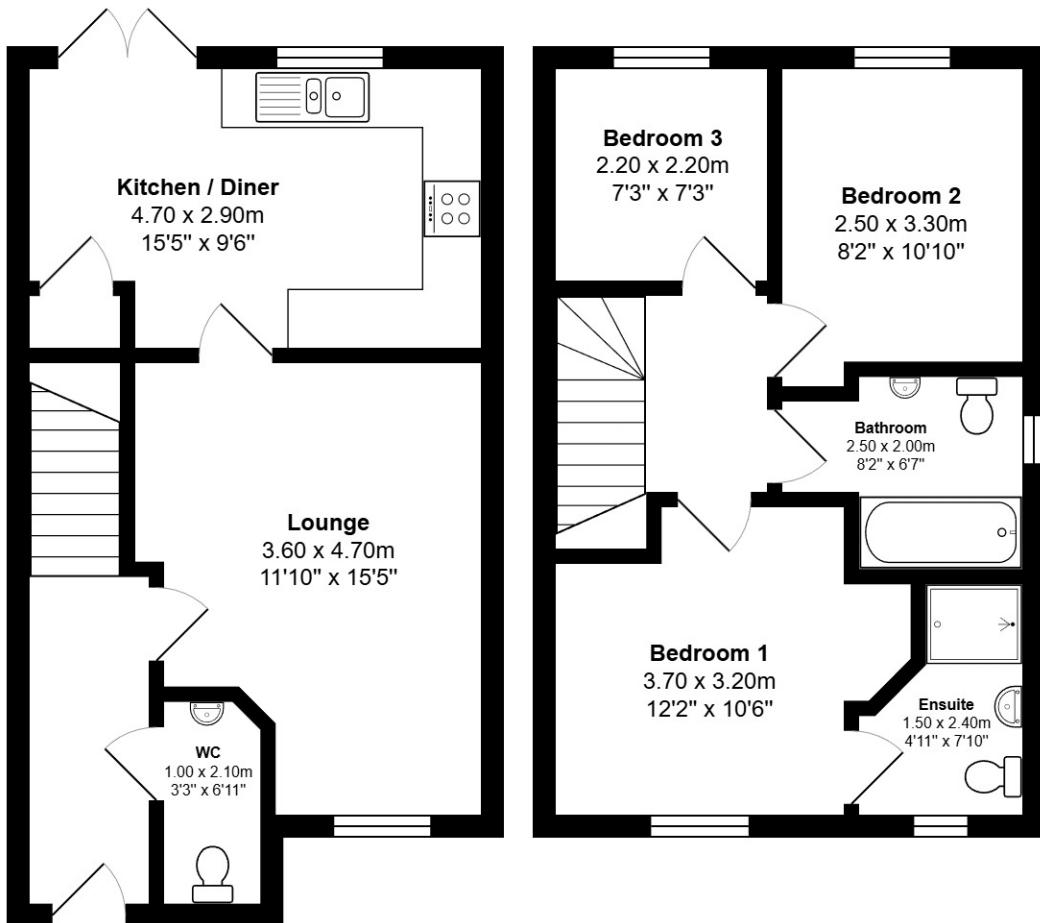


Externally, the property benefits from a front and enclosed rear garden, and a drive to the side that affords parking for several cars. The overall presentation is neutral and accessible, with an enclosed outdoor space that will suit a wide range of family and lifestyle needs.

EXTERNALS

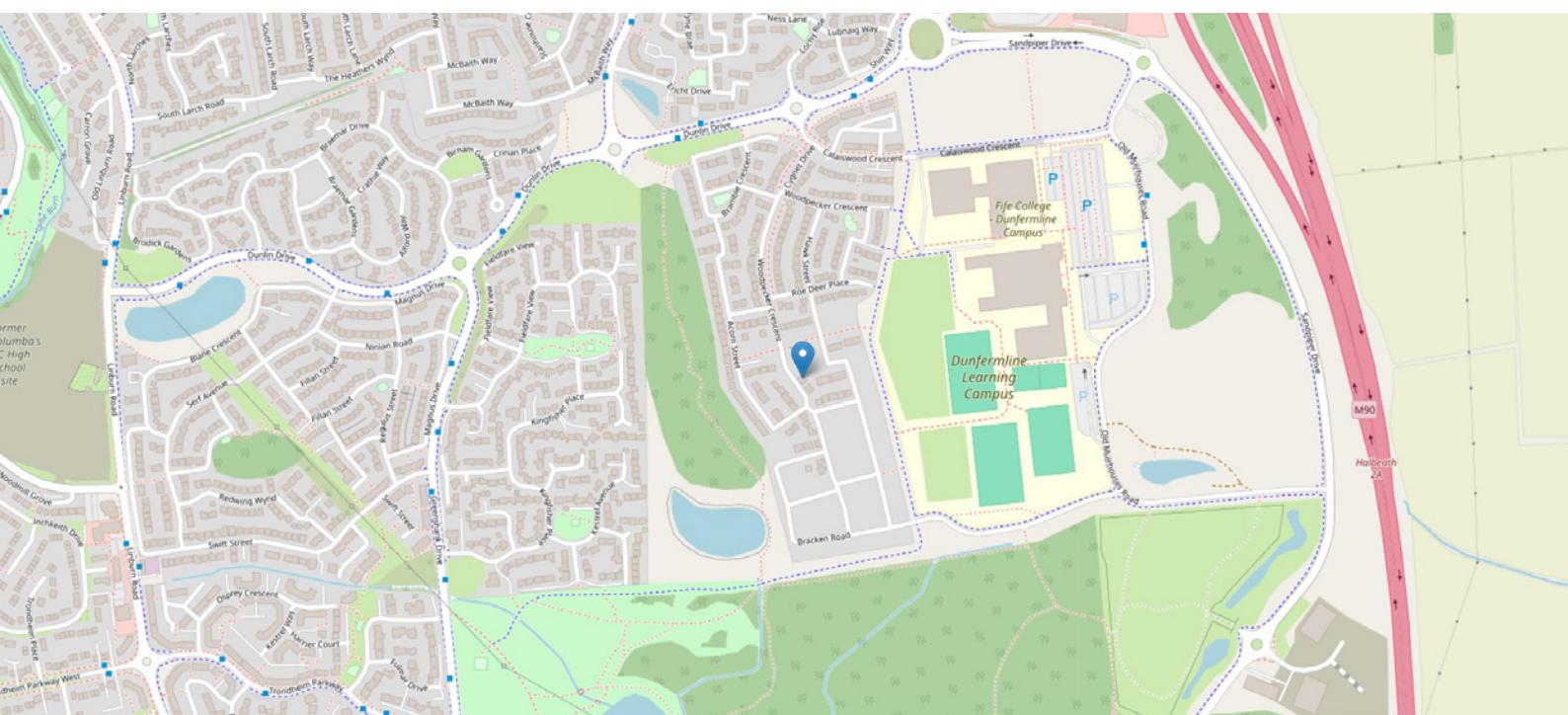


FLOOR PLAN & DIMENSIONS



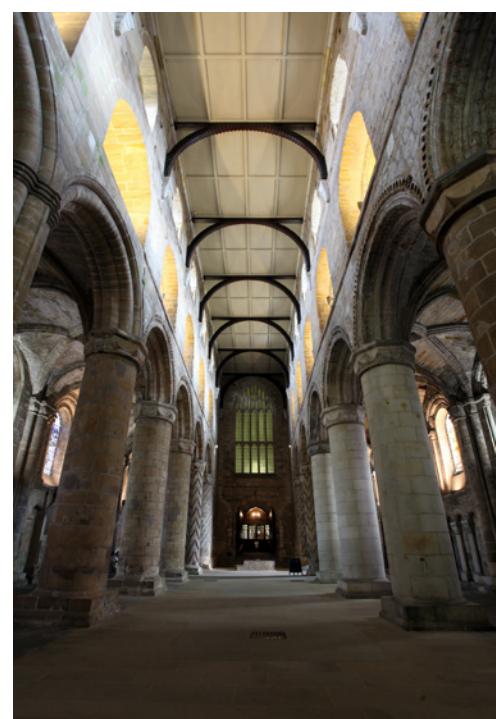
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 77m² | EPC Rating: B



THE LOCATION

Dunfermline is a well-established town in Fife, offering a comprehensive range of amenities, transport connections and schooling options. The town supports multiple primary and secondary schools, including facilities at the new Dunfermline Learning Campus accommodating St Columba's RC High School and Woodmill High School on a shared modern site, together with additional primary provision close at hand, catering for local families.





Shopping options are extensive, ranging from everyday convenience stores to the Kingsgate Shopping Centre and larger supermarkets, with a variety of restaurants, services and leisure facilities across the town. Pittencrieff Park, a substantial public park with woodland and gardens, lies to the south of the centre and provides an established outdoor resource for recreation.

Transport links from KY11 are particularly strong for those commuting or travelling regionally. Regular rail services operate from Dunfermline Town and Dunfermline Queen Margaret stations, with other nearby stations at Rosyth and Inverkeithing providing additional options and frequent connections to Edinburgh and beyond. Road access is facilitated by the M90 motorway, linking north and south with direct routes towards Edinburgh, Perth and Dundee. Dunfermline Bus Station in the town centre offers an extensive network of local and long-distance bus services.

Overall, Dunfermline KY11 combines everyday convenience with good educational resources and strong transport connectivity, making it a desirable address for a broad range of buyers.



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Part
Exchange
Available



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Professional photography
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Photographer



Layout graphics and design
ALLY CLARK
Designer

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