

# 27 Trondheim Parkway

DUNFERMLINE, FIFE, KY11 8JT



*THIS PROPERTY IS SUBJECT TO A  
BUYER'S PREMIUM*



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Situated on the eastern fringes of the town of Dunfermline within a popular and well-established modern private residential development, number 27 is a well-presented three bedroom family home with a garden and ample parking to the rear.

The front door opens to the hall and onwards into the lounge in here a large window ensures a light, modern, living space with a door leading to the dining kitchen. Fresh and modern, this kitchen affords space for dining table and chairs, as well as ample work surface and food preparation area whilst a full height under stair cupboard, takes care of all the essential items not required to be on show. The utility room gives access to the neat back garden and a guest cloakroom with toilet adds to the benefit.

The upper floor of this home offers three bedrooms and family bathroom. Externally, a car park to the rear of the house provides off-road parking for several cars and the small garden to the front is laid lawn grass. The rear garden is enclosed with defined areas for playing.

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**Bedroom 1**





**Bedroom 2**



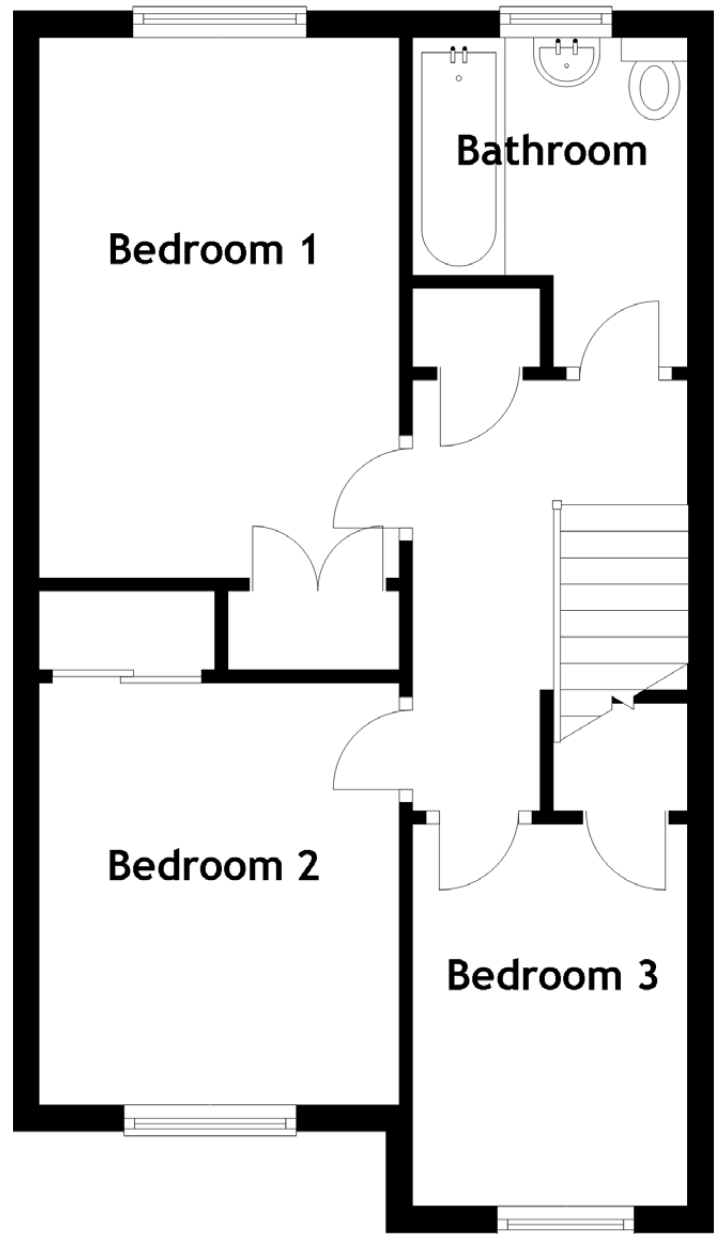
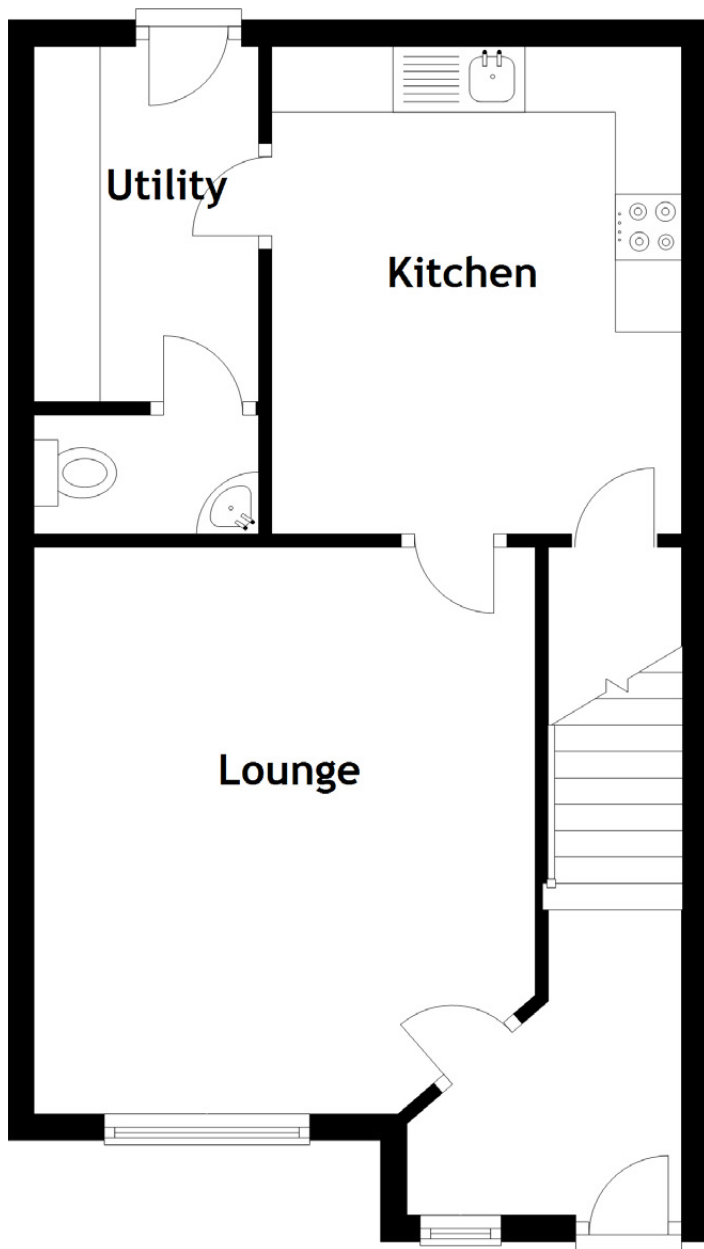


**Bedroom 3**









### Approximate Dimensions

(Taken from the widest point)

Lounge	4.30m (14'1") x 3.80m (12'5")
Kitchen	3.70m (12'2") x 3.10m (10'2")
Utility	2.69m (8'10") x 1.70m (5'7")
Bedroom 1	4.10m (13'5") x 2.73m (8'11")
Bedroom 2	3.20m (10'6") x 2.73m (8'11")
Bedroom 3	2.90m (9'6") x 2.08m (6'10")

Bathroom 2.08m (6'10") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 81m<sup>2</sup>

EPC Rating: C

Buyer's Premium Value: £3000





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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 & Dundee.

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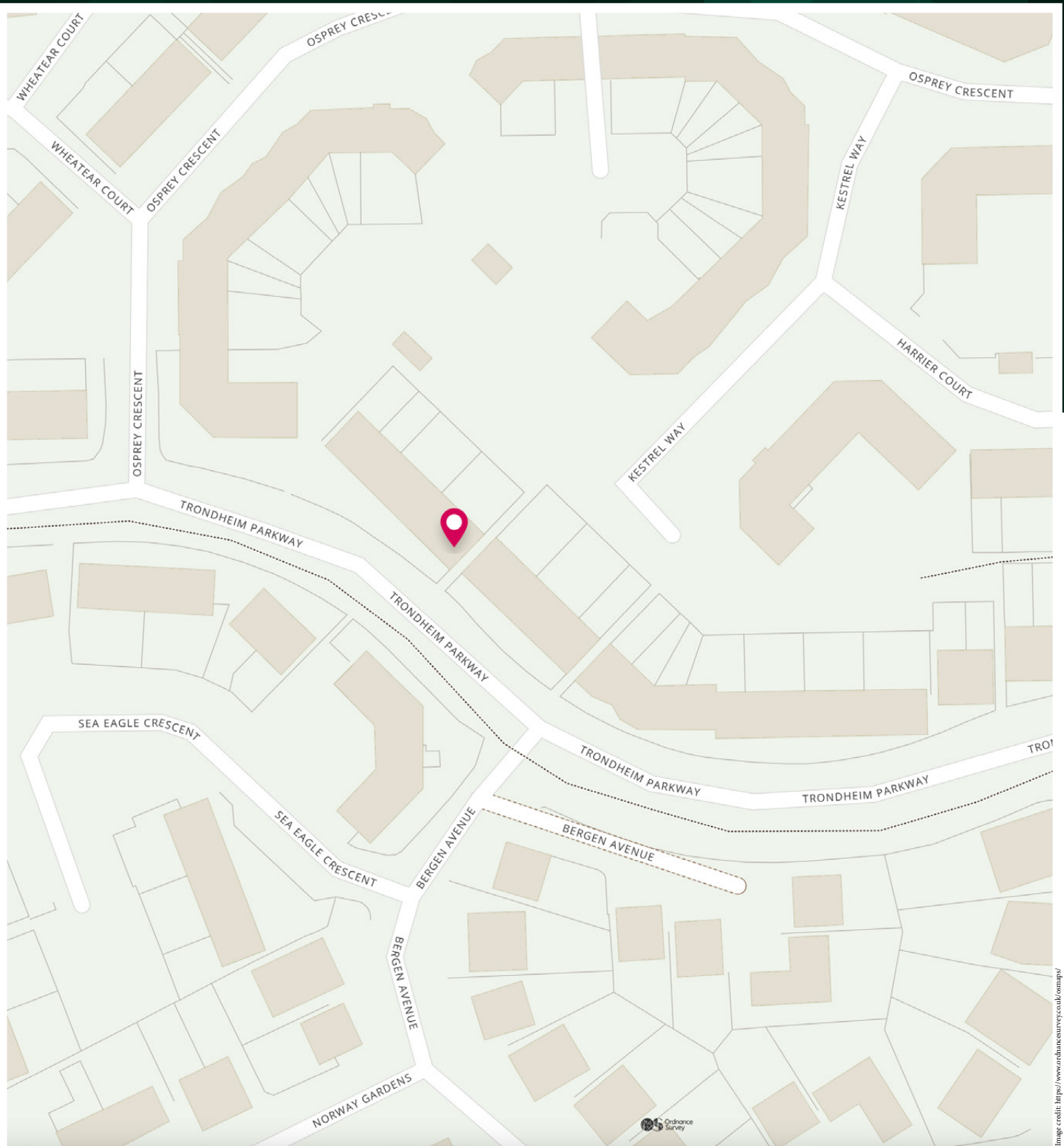


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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