


McEwan Fraser Legal

Solicitors & Estate Agents

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8 Kintail Place

DUNFERMLINE, FIFE, KY11 8FP

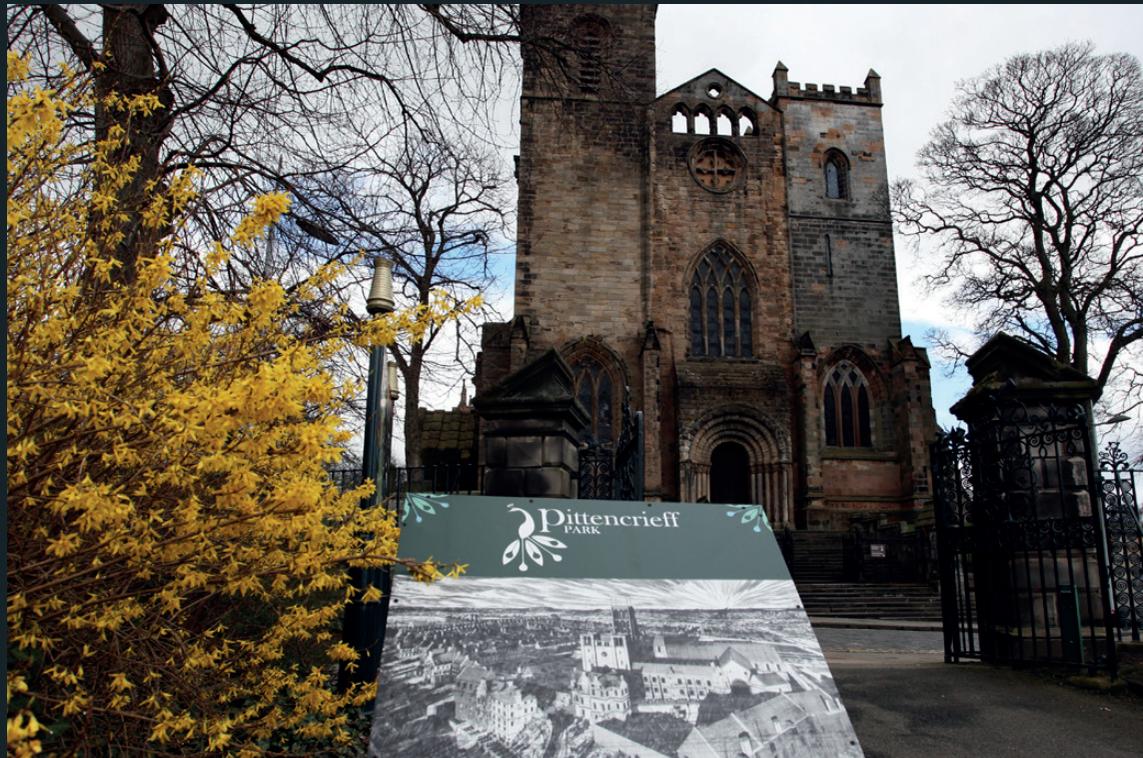
Dunfermline

FIFE, KY11 8FP

An ideal location for the commuter, Dunfermline is located approximately five miles from the Forth Crossing 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.

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.

Today's 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, home to a ten-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.





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McEwan Fraser Legal is delighted to bring to the market this lovely, five-bedroom, detached villa in a popular location. Freshly decorated and ready to move into, this property would be a fantastic acquisition as its superb spot offers great commuting links, as well as being within a short distance to local amenities. The house has been well designed to maximise privacy and the natural available light to create a contemporary ambience.

The welcoming hall gives access to all apartments. The spacious lounge offers scope for various furniture configurations and is flooded with natural light. The modern kitchen has been fitted with a range of floor and wall-mounted units. It boasts a gas hob, electric oven and has an abundance of work surface space. The dining room is located to the rear and provides access to the well-designed conservatory. A guest cloakroom completes the accommodation on the ground floor.

Upstairs there are three good size bedrooms. The master features panoramic views and built-in wardrobes with a fantastic en-suite shower room. The large family bathroom is located on the upper level and consists of a white three-piece suite. This comfortable home also features gas central heating and double glazing.

The third floor offers two large double bedrooms with storage and a well-designed shower room, both rooms offer panoramic views across Fife.

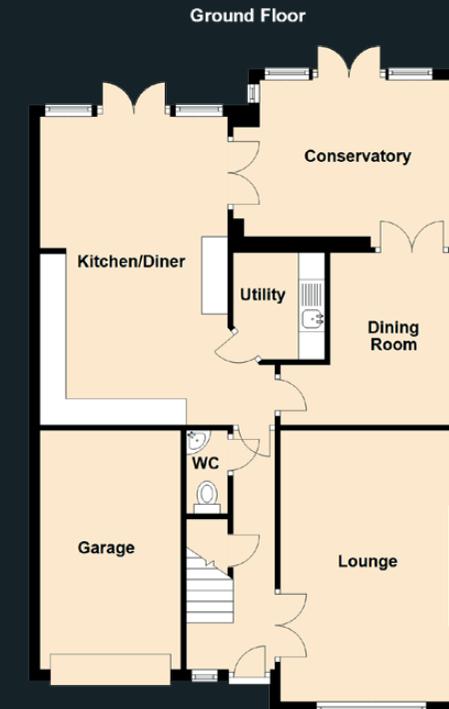
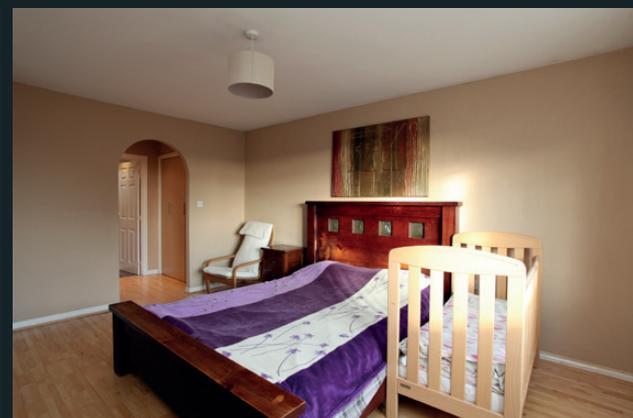
Externally, the back garden is beautifully landscaped and secure by fencing perfect for outdoor living and safe for children and pets. The front garden offers space for parking several vehicles. A single garage is on hand. This is an excellent opportunity to acquire this spacious family home quietly located in this desired residential development.



“... designed to maximise privacy and the natural available light to create a contemporary ambience ...”

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Approximate Dimensions (Taken from the widest point)

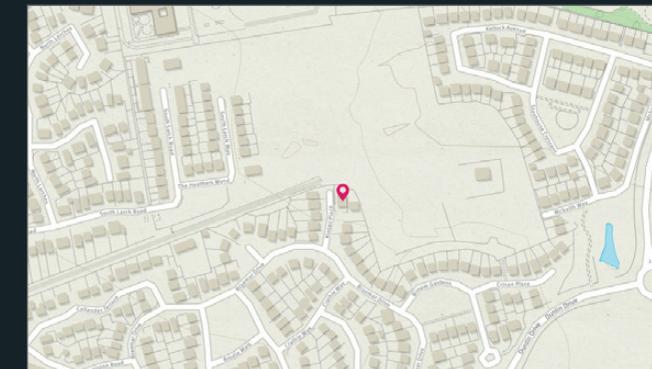
Lounge 5.20m (17'1") x 3.50m (11'6")
 Dining Room 3.50m (11'6") x 3.30m (10'10")
 Conservatory
 Kitchen/Diner 5.90m (19'4") x 3.60m (11'10")
 Utility 2.05m (6'9") x 1.75m (5'9")
 WC 1.60m (5'3") x 0.80m (2'7")

First Floor
 Bedroom 1 4.90m (16'1") x 3.55m (11'8")
 En-suite 2.65m (8'8") x 1.95m (6'5")
 Bedroom 4 3.70m (12'2") x 3.10m (10'2")
 Bedroom 5 3.20m (10'6") x 2.90m (9'6")
 Bathroom 2.75m (9') x 2.60m (8'6")

Second Floor
 Bedroom 2 7.30m (24') x 4.54m (14'11")
 Bedroom 3 5.90m (19'4") x 2.90m (9'6")
 Shower Room 2.50m (8'2") x 1.80m (5'11")

Gross internal floor area (m²): 174m² | EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds, window dressings and integrated appliances.





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