



*A stunning, extended, detached home offering space and style with elegantly proportioned rooms with luxury finish and walk-in condition*



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McEwan Fraser Legal is delighted to present this stunning extended detached home offering space, style and a real 'wow' factor. Nestled within a desirable private cul-de-sac, this immaculately presented four-bedroom detached villa has been thoughtfully extended and upgraded to an exceptional standard, creating a truly outstanding family home. Every detail has been carefully considered, with high-quality finishes and a modern design that blends comfort and sophistication throughout, along with elegantly proportioned rooms.

# THE LOUNGE



From the moment you step inside the welcoming reception hall, you'll notice the attention to detail, with generous built-in storage and a warm, inviting flow into the heart of the home. The spacious lounge, complete with a striking focal point gas fireplace set into Caithness slate, offers the perfect setting for cosy evenings, while the adjacent formal dining room, with its tasteful panelled walls, is ideal for entertaining.

# THE DINING ROOM



# THE KITCHEN/DINER



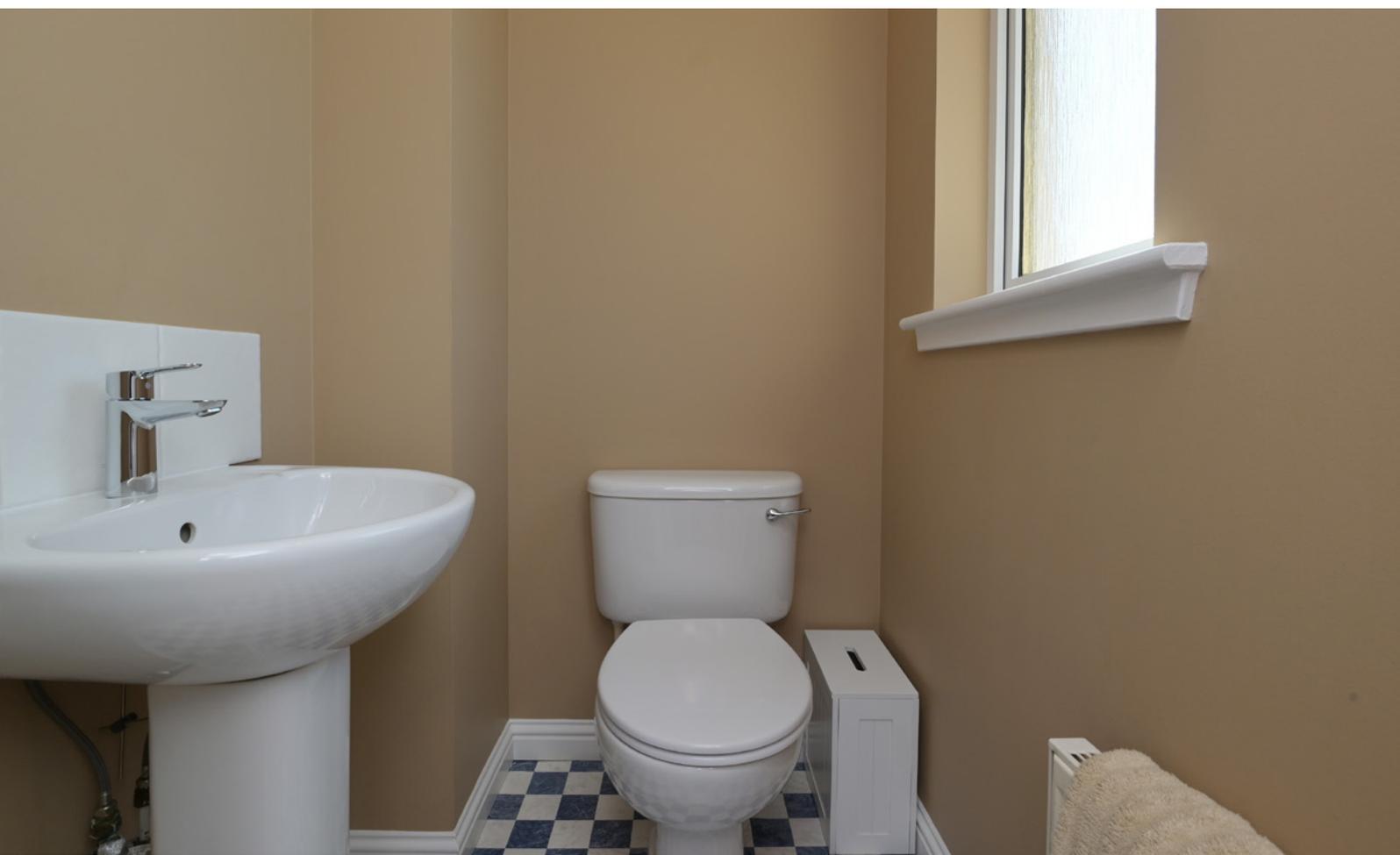
The expansive open-plan dining kitchen is sure to impress, featuring a central island, dual Belfast sink, and a full range of integrated appliances. French doors lead seamlessly into a bright and versatile 'P' shaped sun lounge, creating a fantastic space for relaxing or hosting guests with views over the rear garden. A well-equipped utility room provides additional storage and convenient access to both the garden and the double garage. A stylish cloakroom WC completes the ground floor accommodation.



# THE SUN LOUNGE



# THE UTILITY & WC





Upstairs, the galleried landing leads to four beautifully presented double bedrooms, including a luxurious principal bedroom with a sleek Porcelanosa en-suite, complete with a rainfall shower. The contemporary family shower room is complemented by an additional separate WC, ensuring comfort and practicality for busy family life. Ample storage and loft access are also available on the upper level.

## THE SHOWER ROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



# BEDROOM 4



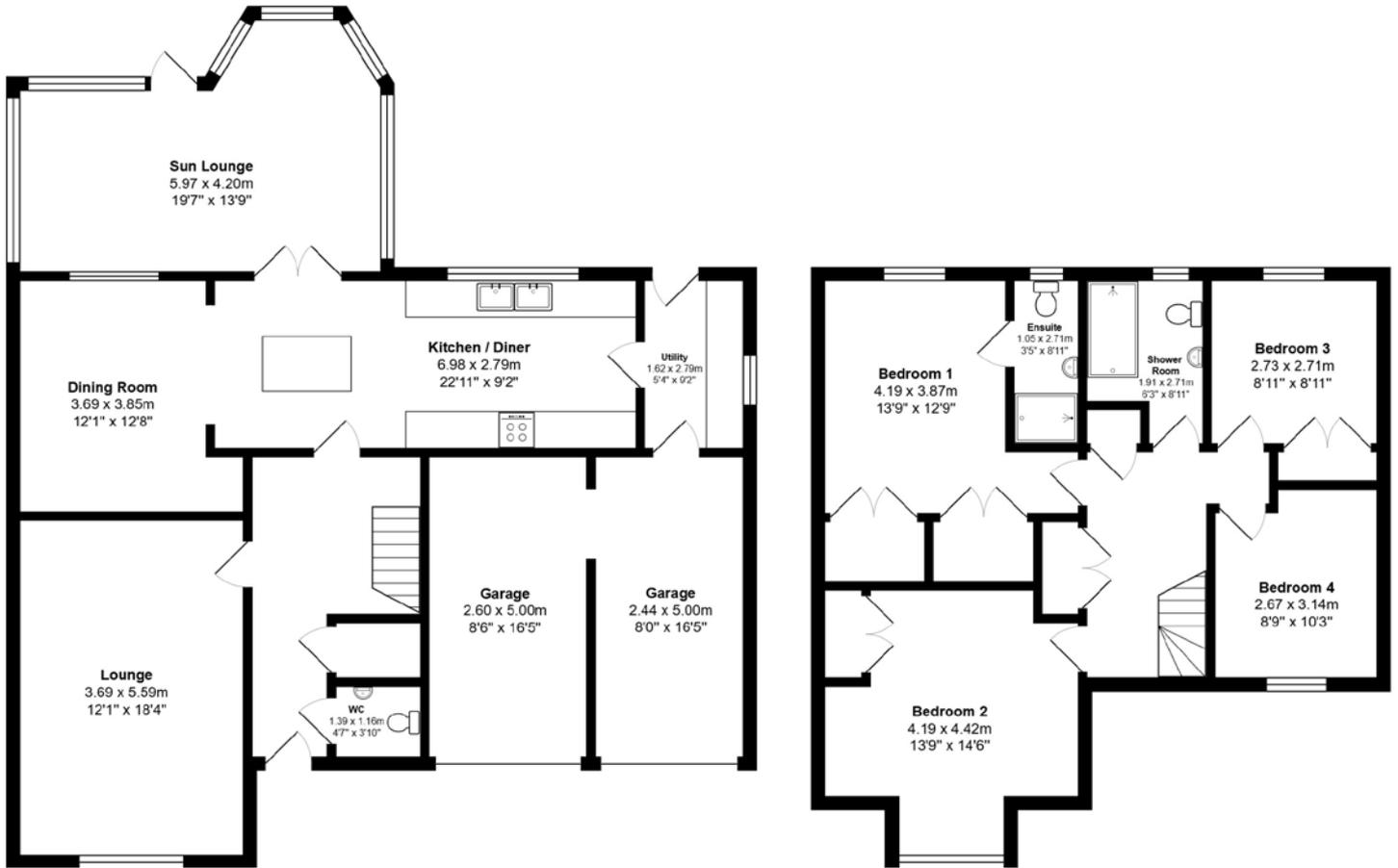
Externally, the property boasts a triple mono-block driveway and an integral double garage with power and lighting. The private rear garden is fully enclosed and thoughtfully landscaped, featuring a well-kept lawn, patio area, shed, garden lighting, and an outdoor tap—ideal for both children and adults to enjoy all year round.

This truly is a turn-key home offering space, style, and comfort in abundance.

# EXTERNALS

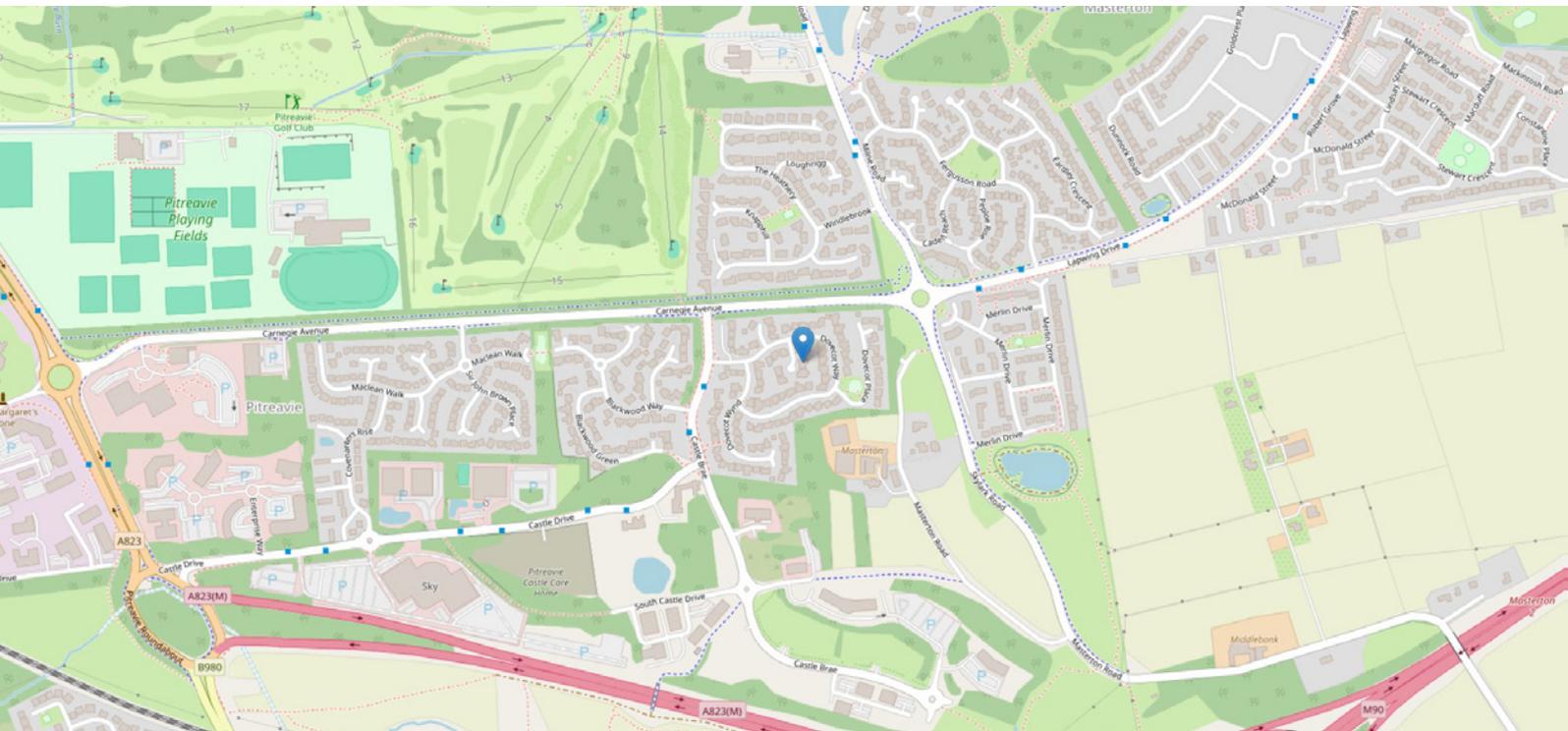


# FLOOR PLAN, DIMENSIONS & MAP



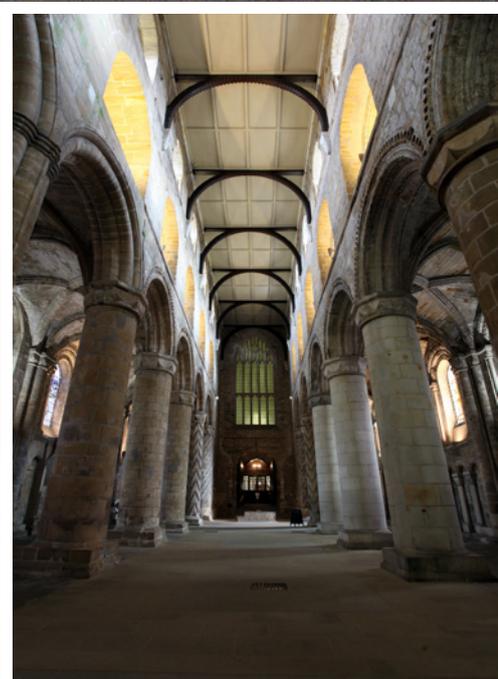
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 161m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Located in the heart of Fife, Dunfermline is a vibrant and historic town that perfectly balances rich heritage with modern amenities. Once the ancient capital of Scotland, Dunfermline is steeped in history, boasting landmarks such as Dunfermline Abbey and Palace, the final resting place of King Robert the Bruce, and the beautiful Pittencrieff Park, gifted to the town by Andrew Carnegie, who was born here. Today, Dunfermline continues to thrive as one of Fife's most sought-after locations for families, professionals, and commuters alike. The town offers a wide range of local amenities, including major supermarkets, independent shops, cafés, restaurants, and leisure facilities. The Kingsgate Shopping Centre provides a hub for retail, while the Alhambra Theatre and Carnegie Hall contribute to a strong cultural scene.





Dunfermline is exceptionally well-connected. It benefits from two train stations—Dunfermline Town and Dunfermline Queen Margaret—providing regular rail services to Edinburgh, which can be reached in under 30 minutes. Excellent road links via the M90 and nearby A92 ensure swift access to Edinburgh, Perth, Glasgow, and beyond. Edinburgh Airport is also just a short drive away.

For families, the town offers a wide selection of well-regarded primary and secondary schools, along with Fife College for further education. Outdoor enthusiasts can enjoy an abundance of green spaces, walking and cycling routes, and easy access to the scenic Fife Coastal Path.

With its combination of historical charm, modern conveniences, and excellent transport links, Dunfermline continues to grow as a desirable and dynamic place to call home.



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