




McEwan Fraser Legal

Solicitors & Estate Agents

01383 660 570

26 Regulus Street

DUNFERMLINE, FIFE, KY11 8XD



THE LOCATION

Dunfermline, Fife

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.

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.



26 REGULUS STREET

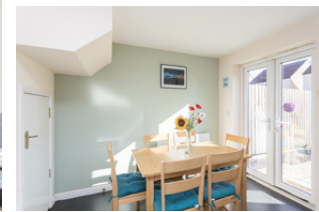
Dunfermline, Fife

Viewing is highly recommended to appreciate the space this wonderfully presented property offers. 26 Regulus street is a wonderful four-bedroom townhouse in a desirable development.

The entrance is through a double-glazed front door into the hallway which leads to all rooms on this level. The spacious lounge is pleasantly located to the front with a feature window flooding the room with natural light. The breakfast kitchen is a good size and offers a good range of floor and wall mounted units with a striking worktop with space for a table and eight chairs, also on this level there is a handy WC.

The second floor is reached by a staircase with feature lighting and gives access to the family bathroom with a white three-piece suite. There are three spacious bedrooms on this level with views across Dunfermline. The top floor is reached by a feature staircase giving access to the fabulous master bedroom including en-suite facilities, fitted wardrobes, from this room you can enjoy stunning views across Fife.

The property further benefits from double glazing, gas central heating and allocated parking to the front of the property. This is a must see to appreciate the accommodation on offer.



KITCHEN
& LOUNGE

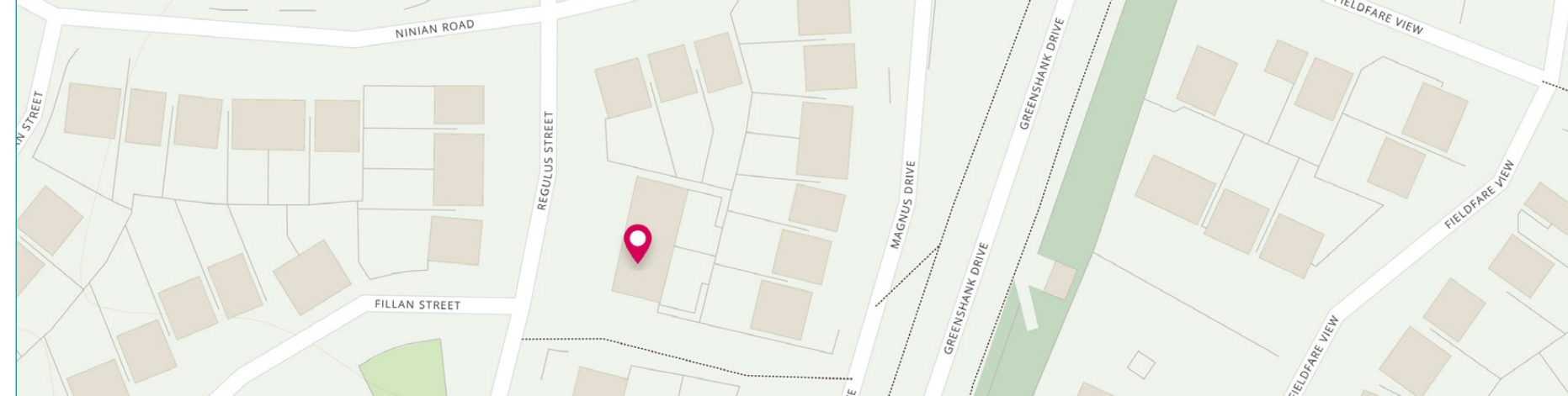
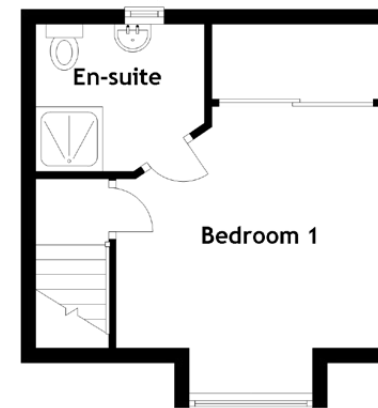
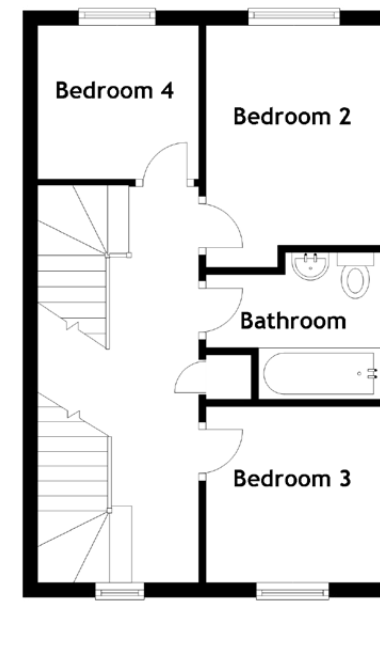
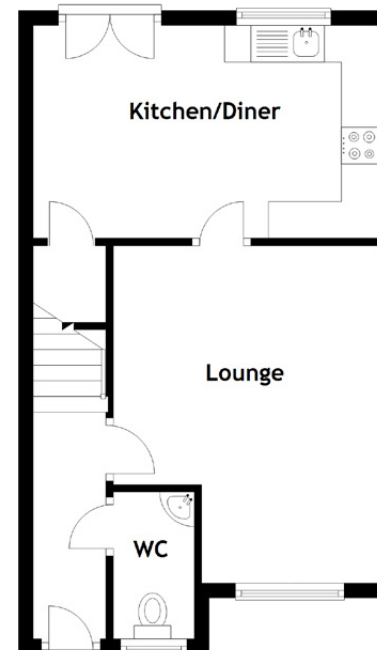


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BEDROOMS, BATHROOM & EN-SUITE



Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	4.70m (15'5") x 2.90m (9'6")
Lounge	4.60m (15'1") x 3.60m (11'10")
WC	2.00m (6'7") x 1.10m (3'7")
Bedroom 2	3.00m (9'10") x 2.40m (7'10")
Bedroom 3	2.40m (7'10") x 2.40m (7'10")
Bedroom 4	2.20m (7'2") x 2.10m (6'11")
Bathroom	2.00m (6'7") x 1.68m (5'6")
Bedroom 1	3.60m (11'10") x 3.40m (11'2")
En-suite	2.30m (7'7") x 2.00m (6'7")

Gross internal floor area (m²): 96m²
EPC Rating: C



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Tel. 01383 660 570
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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 Area Sales Manager



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 Photographer



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ALAN SUTHERLAND
 Designer