

2 South Dewar Street

DUNFERMLINE, KY12 8AR



*Fabulous two bedroom Victorian house in
a sought after location*



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2 south dewar street is a magnificent two-bedroom semi-detached villa with many period features throughout and is in truly walk-in condition.

THE LOUNGE



The property has a grand entrance into the vestibule which in turn leads to the large reception hall with stairs leading to the upper level. Original flooring can be found in parts of the ground floor. The lounge is located to the front of the property with large bay windows which flood the room with natural light. There is a stunning large dining room, with space for sitting and dining, this is sure to become the hub of the home.

THE DINING ROOM



THE KITCHEN



The kitchen has a full range of floor and wall units with access to the rear gardens.





On the upper level, there are two good-sized double bedrooms with the impressive master benefiting from stunning views over Fife. The family's three-piece bathroom with a shower over the bath completes the accommodation internally.

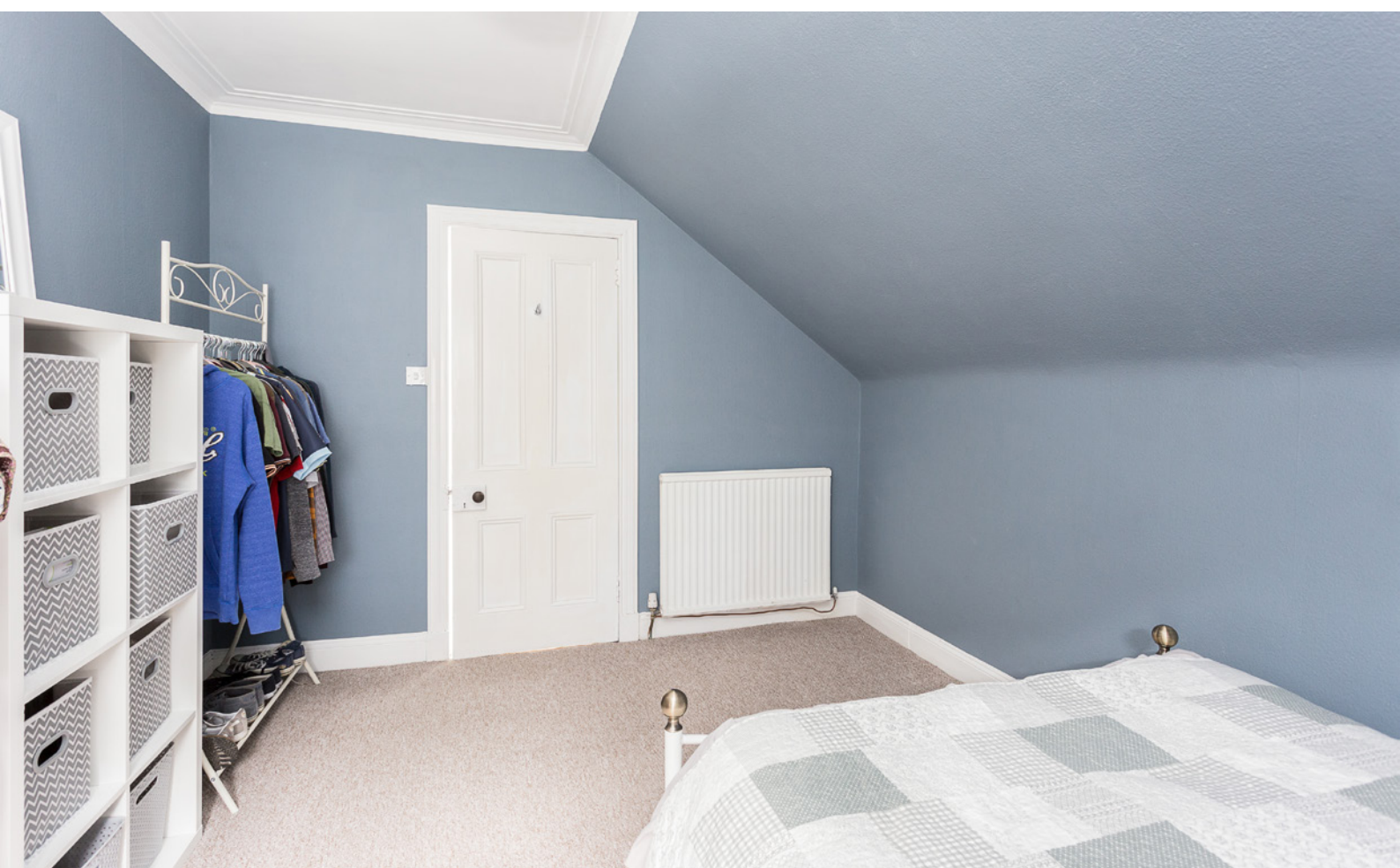
THE BATHROOM



BEDROOM 1



BEDROOM 2

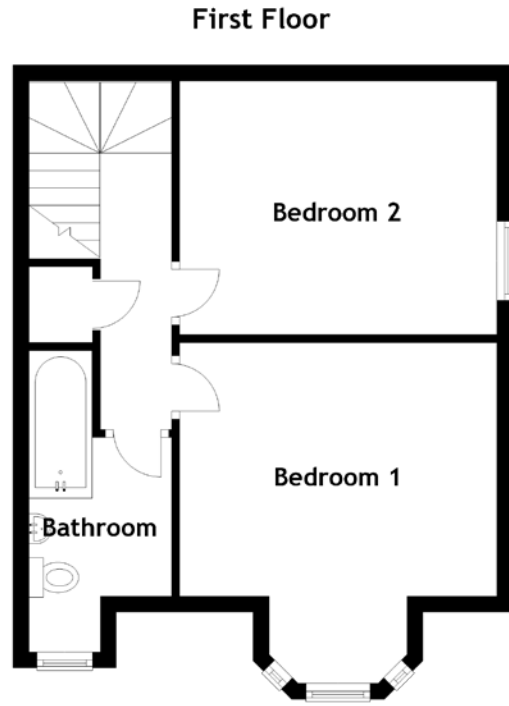
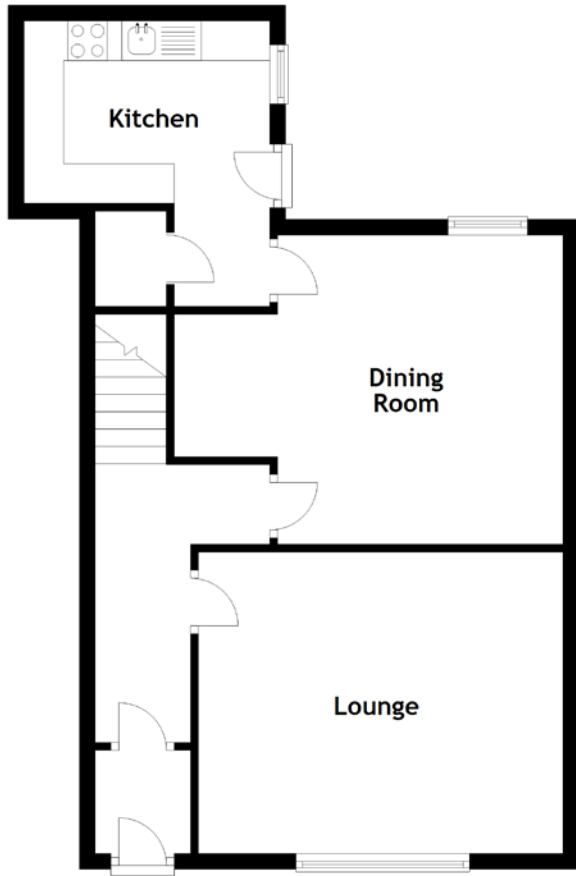


There is gas central heating throughout and enclosed gardens to the rear of the property. It has been carefully designed for easy maintenance and offers a high degree of privacy and seclusion. An outhouse is also located to the rear.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

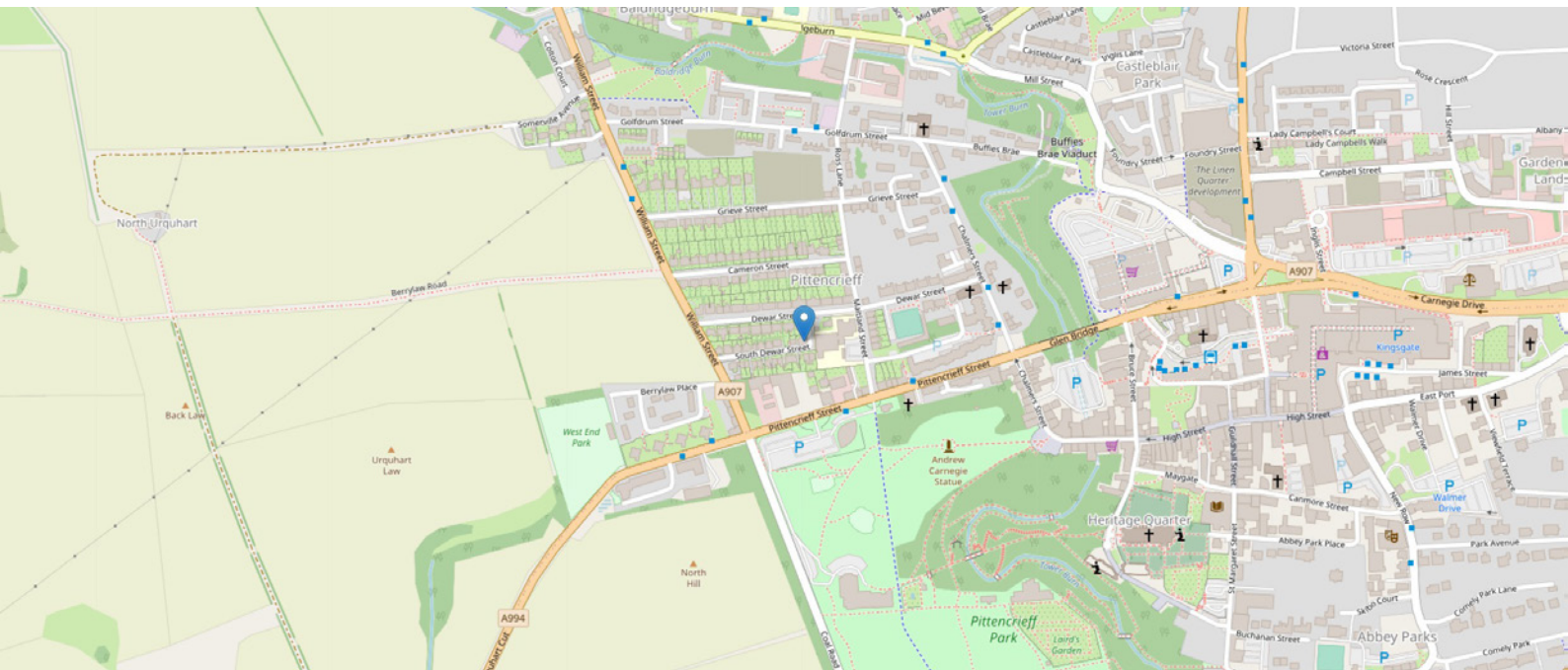
Lounge	4.60m (15'1") x 3.80m (12'6")
Dining Room	4.60m (15'1") x 3.90m (12'10")
Kitchen	3.60m (11'10") x 3.10m (10'2")
Bedroom 1	4.30m (14'1") x 4.00m (13'2")
Bedroom 2	4.00m (13'2") x 3.20m (10'6")

Bathroom

3.80m (12'6") x 1.90m (6'3")

Gross internal floor area (m²): 102m²
EPC Rating: D

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



THE LOCATION

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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