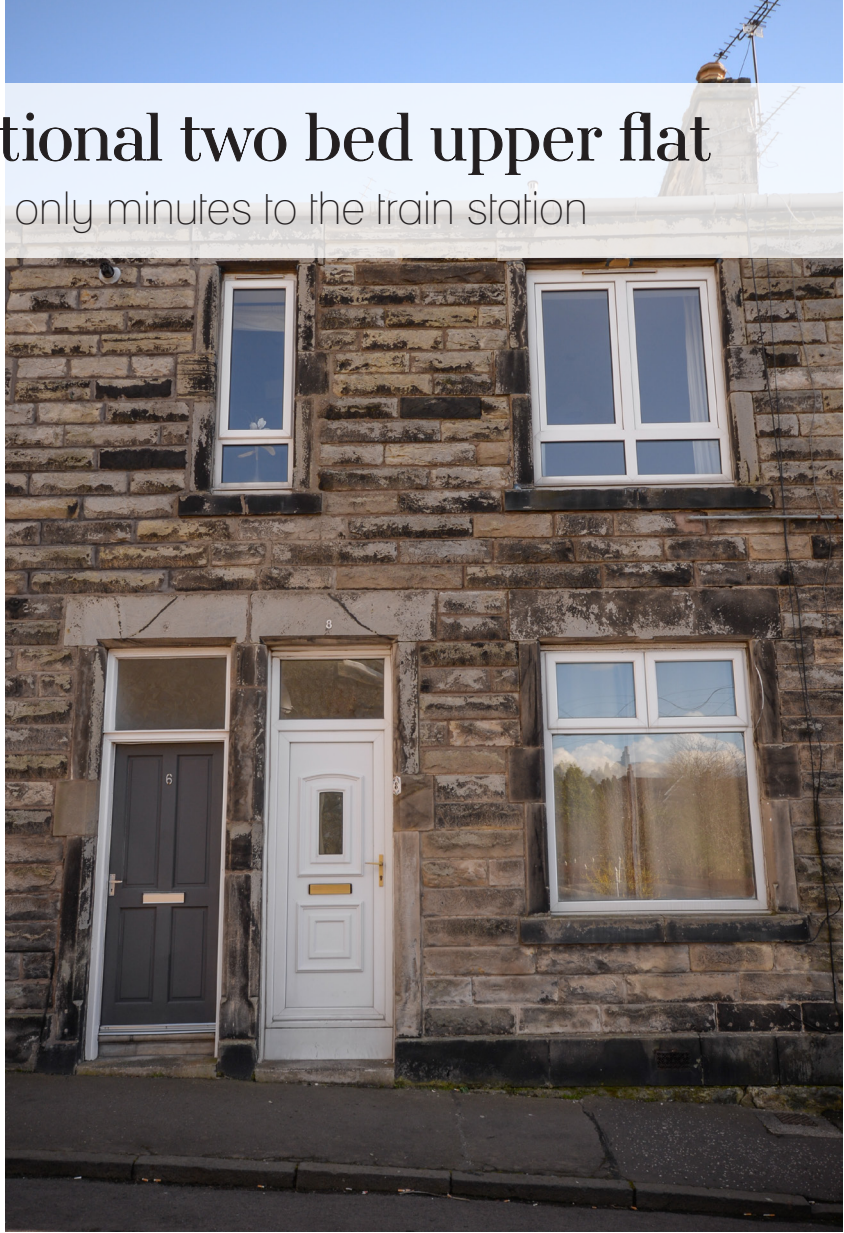


Fantastic traditional two bed upper flat

In a wonderful location only minutes to the train station

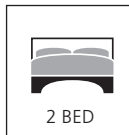


4a Millhill Street

Dunfermline, KY11 4TG



Scan Here!



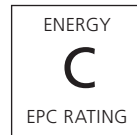
2 BED



1 BATH



LOCAL
AMENITIES



ENERGY

C

EPC RATING



The Area

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.



The Property

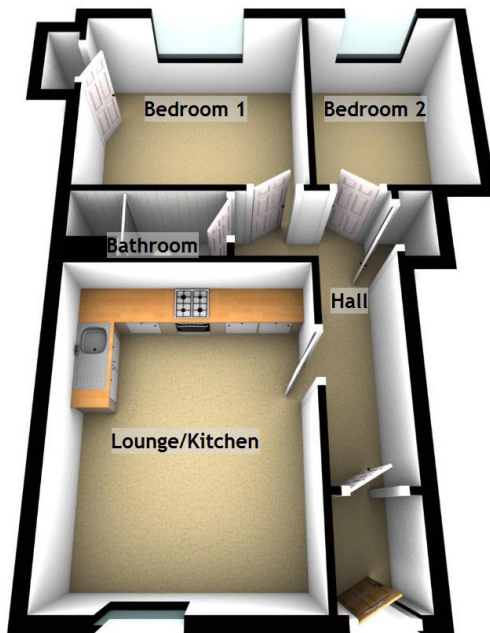
4a Millhill Street is presented in good decorative order and is in move in condition. The access to the flat is to the rear of the property with staircase leading to the main door into a bright entrance hall which has a good sized cupboard and a deep overhead second cupboard. The lounge/kitchen is decorated to a good standard with a window to the front garden giving the room light and air throughout.

The stylish kitchen is delightful with wall and base units and includes oven, hob and hood, washing machine, and fridge. The main bedroom is a large double sized with ample room for free standing

furniture and built in bookcase style cupboard, with the second bedroom also being a double size. The shower room comprises of a white three-piece suite. The property has a substantial loft that could potentially be used for further storage or conversion. High Victorian ceilings (bathroom excluded) give the flat a very spacious feel. Double-glazing and gas central heating are throughout.

On street parking available with well maintained shared garden ground to the rear, drying area and a handy shared wash house for storage.





APPROXIMATE DIMENSIONS

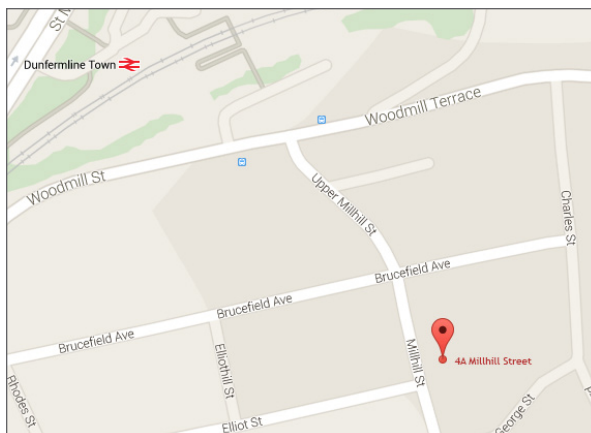
(Taken from the widest point)

Lounge/Kitchen	4.26m (14') x 3.32m (10'11")
Bathroom	2.19m (7'2") x 1.00m (3'3")
Bedroom 1	3.35m (11') x 3.00m (9'10")
Bedroom 2	3.00m (9'10") x 2.30m (7'7")

EXTRAS

(Included in the sale)

All fitted carpets and floor coverings, curtains, blinds, and kitchen appliances. Some furniture may be negotiated.



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Part Exchange

If you are interested in this property and have a property to sell, please call 0131 524 9797 or complete our online form to receive a Part Exchange value on your own property.

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
KAY ANDERSON
Surveyor



Professional photography
RICK BOOTH
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer