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Solicitors & Estate Agents

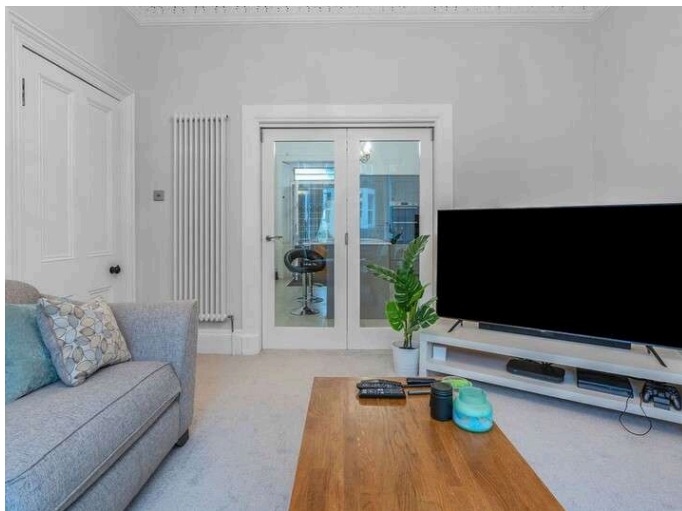
87

Brucefield Avenue, DUNFERMLINE, KY11 4SZ



Working harder for you

Since purchasing the property in 2020, I have painstaking and lovingly restored every corner of the property, sympathetic to the period features whilst bring in a modern feel. No expense has been spared in creating a luxurious family home with all the required amenities of modern living including a home office/ cinema room in the converted garage



3 bedrooms

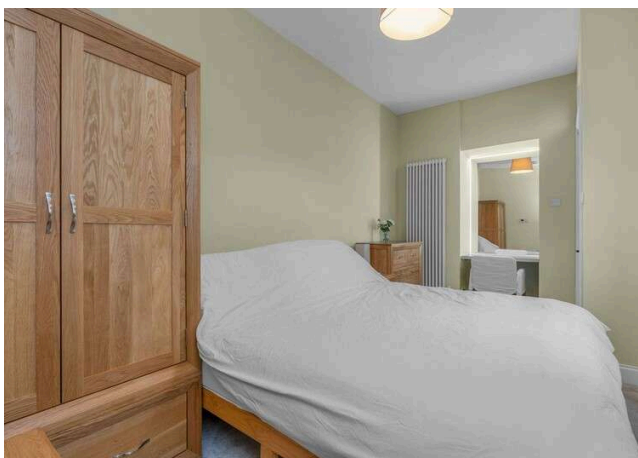


2 public

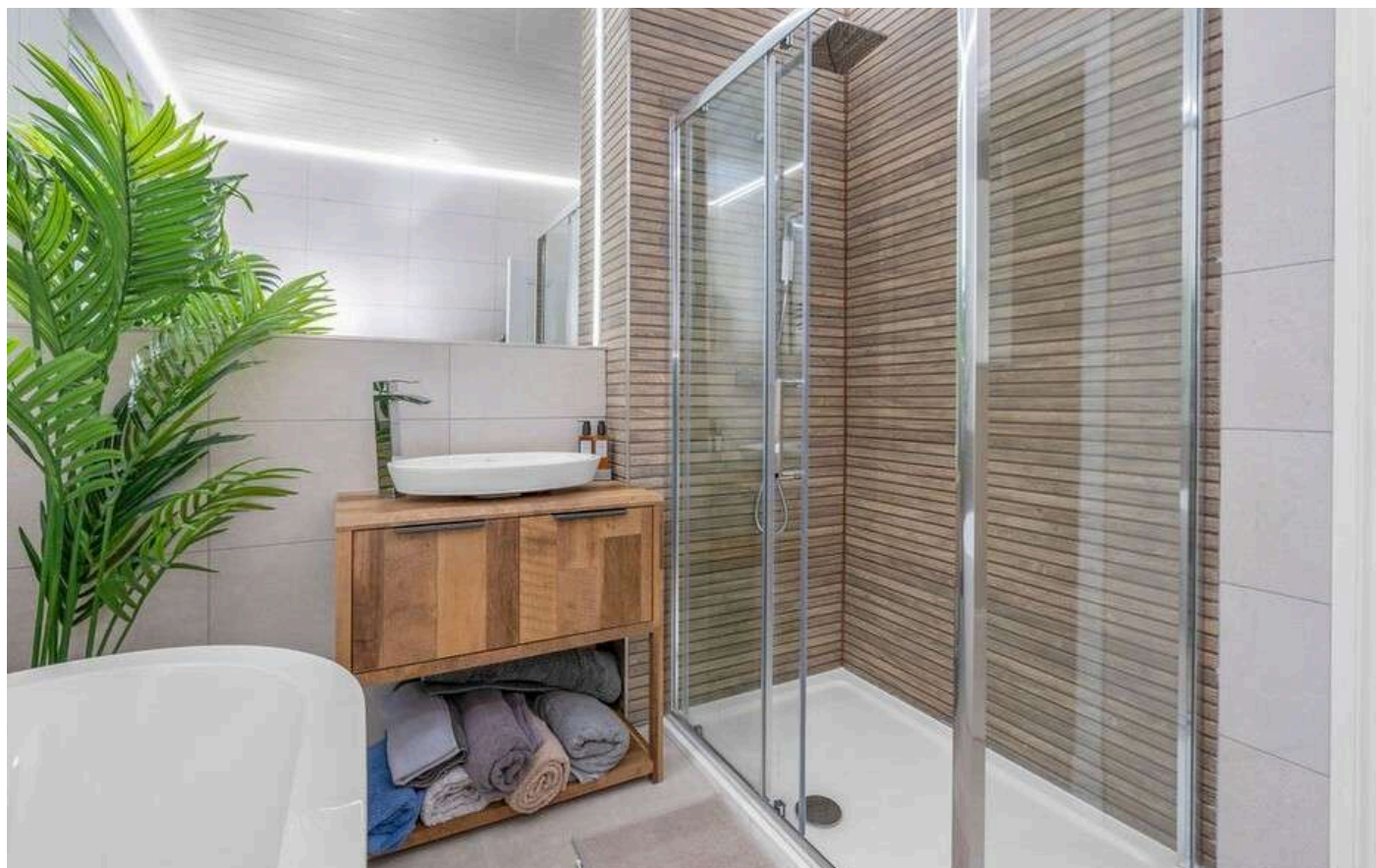


2 bathrooms

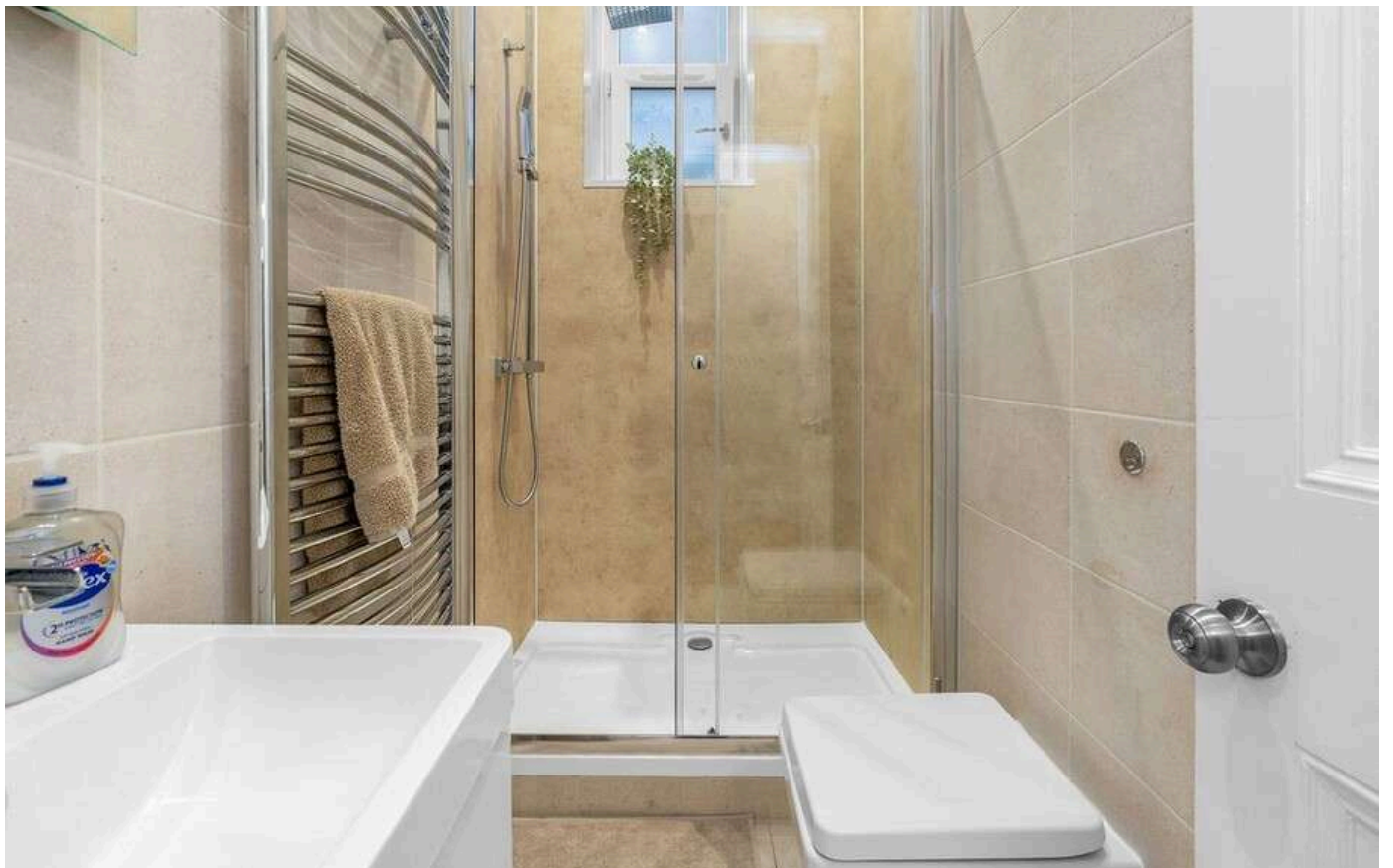
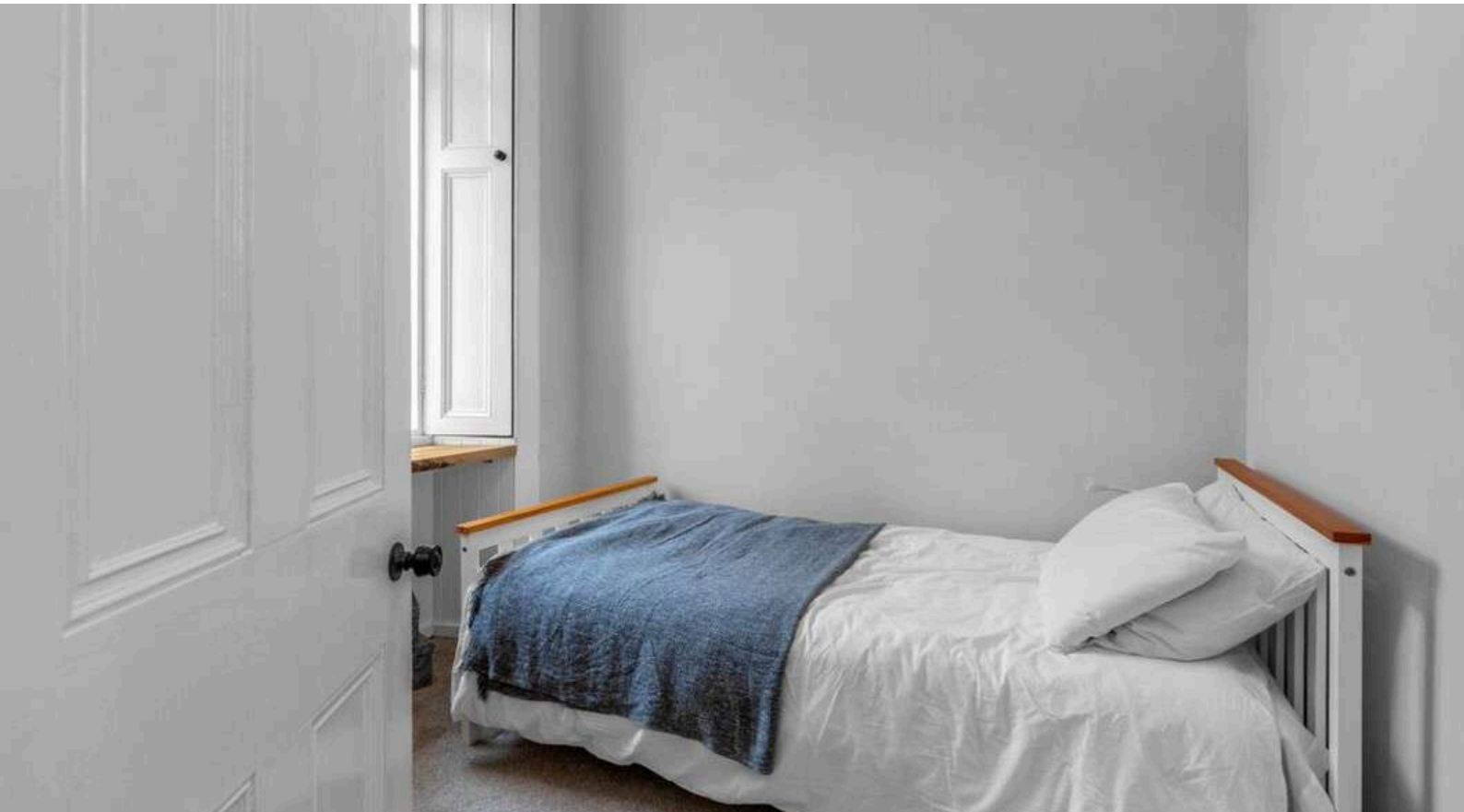




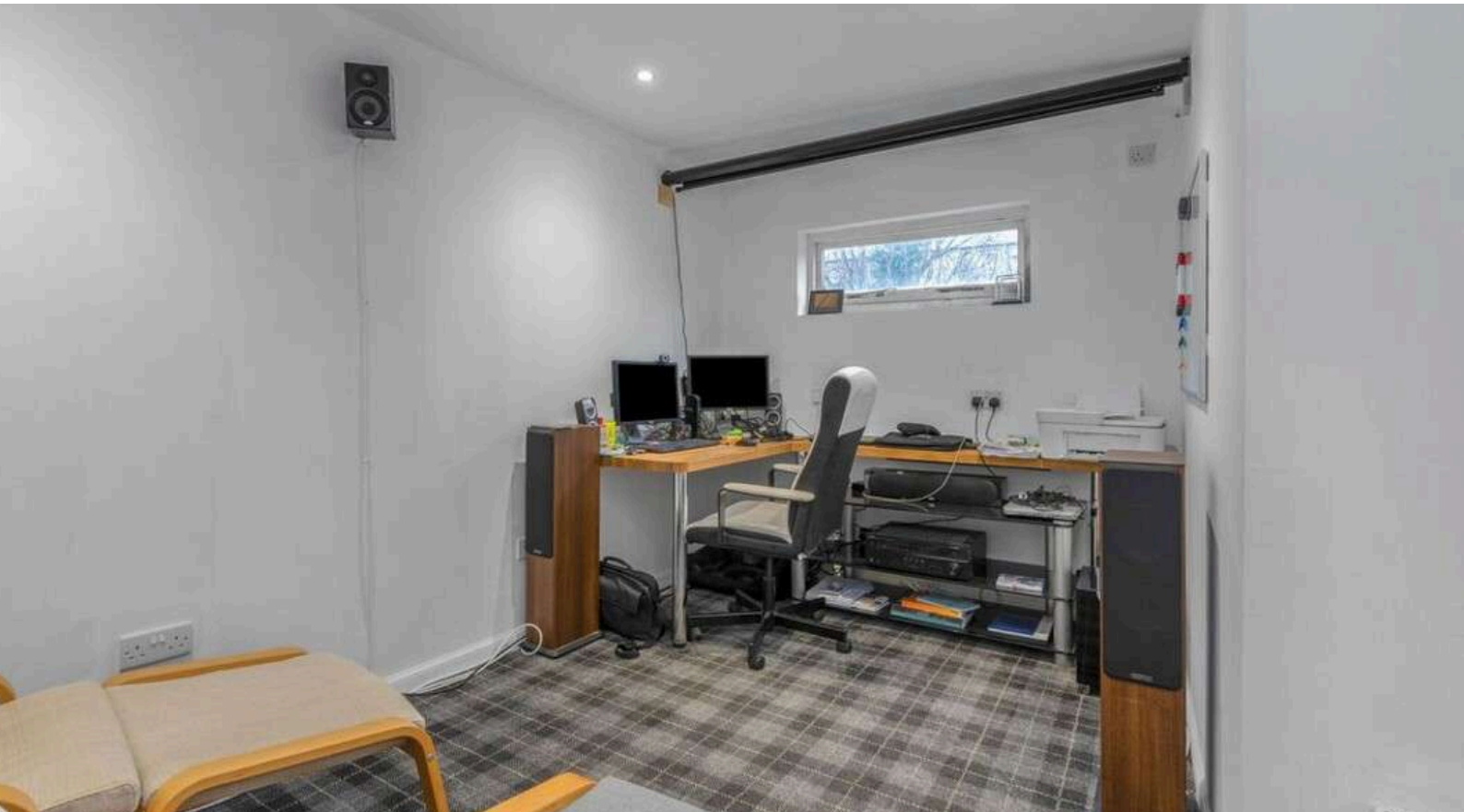
- + A traditional, three bedroom ground floor flat, upgraded throughout by the current owner
- + Beautiful, period property, altered to offer a fantastic three bedroom home with converted garage and private gardens to the rear
- + Walking distance of Dunfermline Railway Station, ideal for commuters with further amenities including Dunfermline's Public Park, an Asda supermarket and various bars and restaurants via Dunfermline Town Centre
- + Additional amenities available at nearby Fife Leisure Park, offering various coffee shops, leisure facilities and a ten screen cinema
- + Main door entry leads to vestibule and entrance hall, and large store
- + Bay window lounge to the front with feature fireplace and traditional corning
- + Double doors leading through to stylish kitchen with centre island, tiled flooring, ample floor and wall mounted storage and appliances
- + Fully tiled shower room with mains fed shower
- + Master bedroom with a stunning, en suite bathroom with additional shower unit
- + Two further bedrooms with built in wardrobes available in bedroom two
- + Rear sun room, overlooking the gardens, leading to a converted garage, currently utilised as an external office/cinema room and additional store
- + Private gardens to the rear, with decked area, perfect for alfresco dining, lawn and large storage shed
- + Driveway to the side of the property
- + An excellent home, located within one of Dunfermline's most sought after settings and viewing will confirm the quality on offer



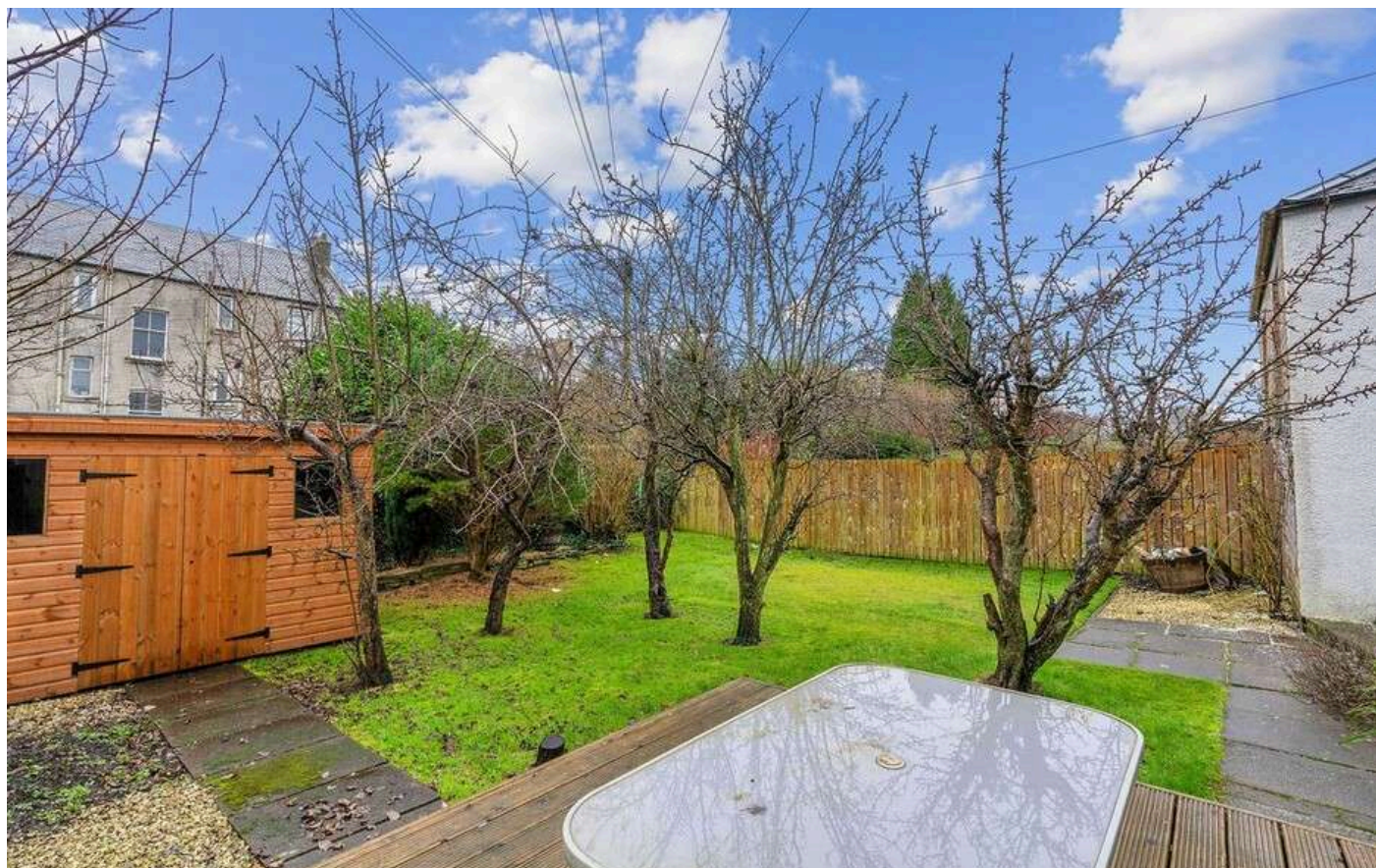






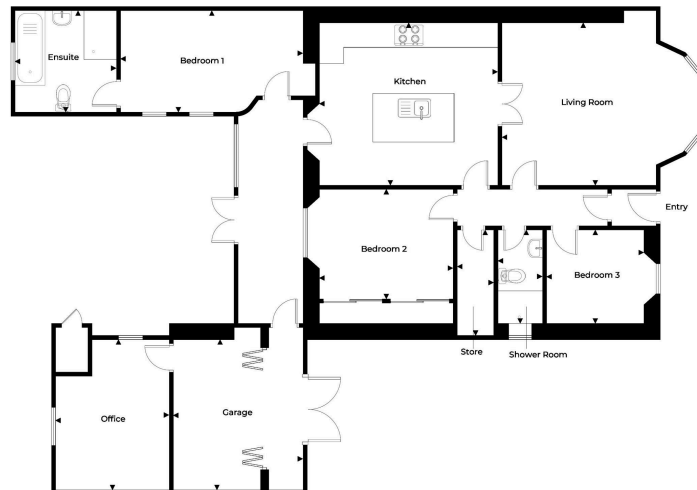








87 Brucefield Avenue, Dunfermline, KY11 4SZ  
Approximate Gross Area  
126 sq m / 1356 sq ft



Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquires.



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Living Room	5.00 m x 4.00 m / 16'5" x 13'1"	Shower Room	2.30 m x 1.10 m / 7'7" x 3'7"
Kitchen	4.40 m x 4.00 m / 14'5" x 13'1"	Ensuite	2.50 m x 2.50 m / 8'2" x 8'2"
Bedroom 1	4.50 m x 2.50 m / 14'9" x 8'2"	Office	3.70 m x 2.80 m / 12'2" x 9'2"
Bedroom 2	3.30 m x 2.70 m / 10'10" x 8'10"		
Bedroom 3	2.40 m x 2.30 m / 7'10" x 7'7"		



Sharing is caring!

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