



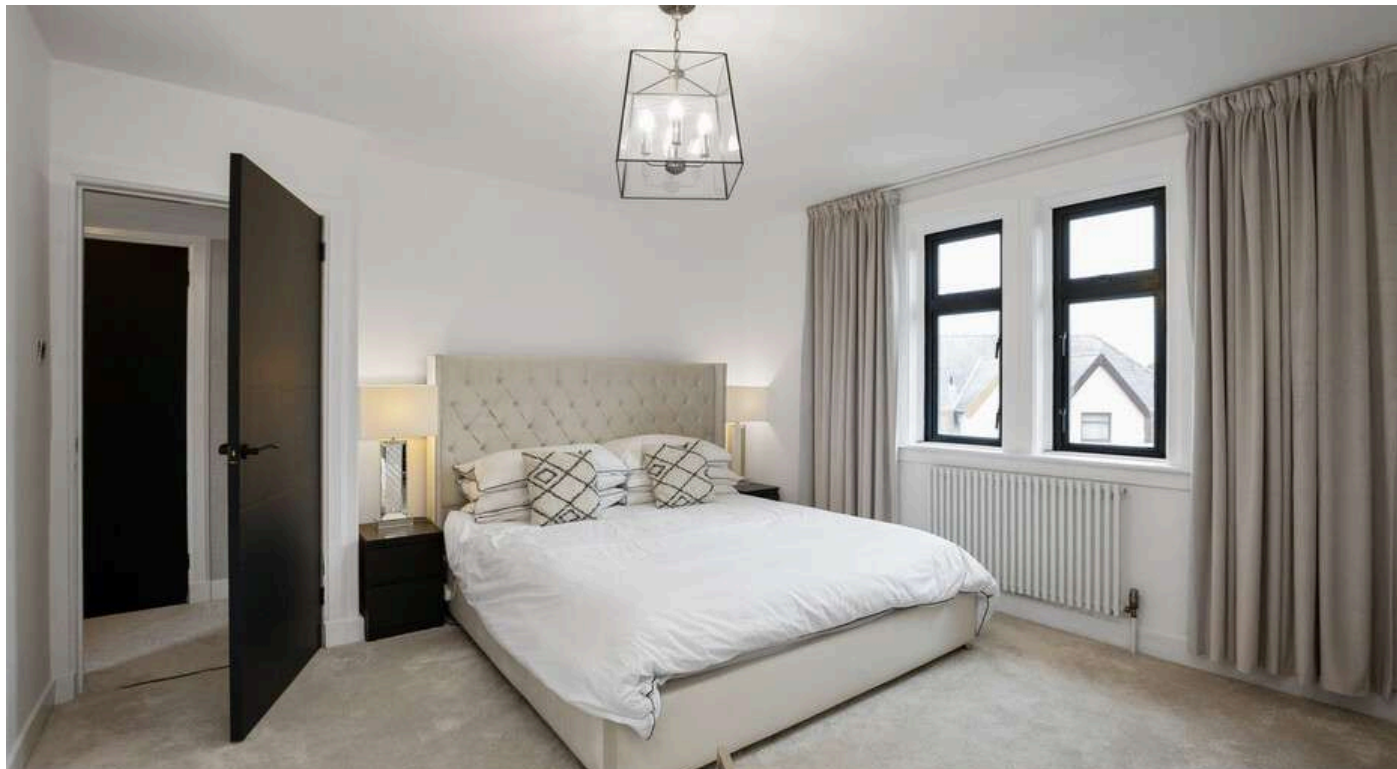
21 Alexandra Street, Dunfermline, KY12 0LX

www.mcdougallmcqueen.co.uk



A must on your viewing list this fabulous two bedroom semi-detached property offering bright and spacious accommodation arranged over two floors, finished to a high standard by the current owner. The property further benefits from gardens to the front and rear with a lovely patio area ideal for al fresco dining. The property is conveniently placed in the popular city of Dunfermline close to many local amenities. Presented to the market in immaculate order throughout we would recommend an early viewing.

- Front porch enters into the reception hallway.
- Bright and spacious front facing living room with a wall mounted sunk in electric fire.
- Newly fitted kitchen with a good range of wall and base units along with integrated appliances.
- Upper landing with two useful storage cupboards.
- Front facing double bedroom with a useful storage cupboard.
- Double bedroom rear facing with built in wardrobes and hatch to the attic space.
- Newly fitted bathroom comprising WC, wash hand basin with vanity storage, bath with shower over and ladder radiator.
- Double glazing
- Gas Central Heating - newly installed boiler and radiators.
- Gardens to the front and rear.
- On street parking.



Location

The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace Museum, the Abbey and Abbot House reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West.

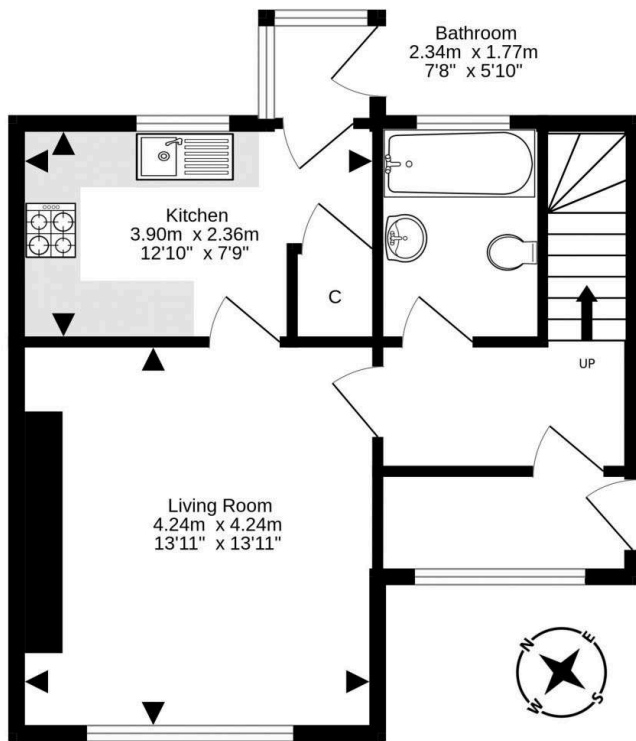
Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.

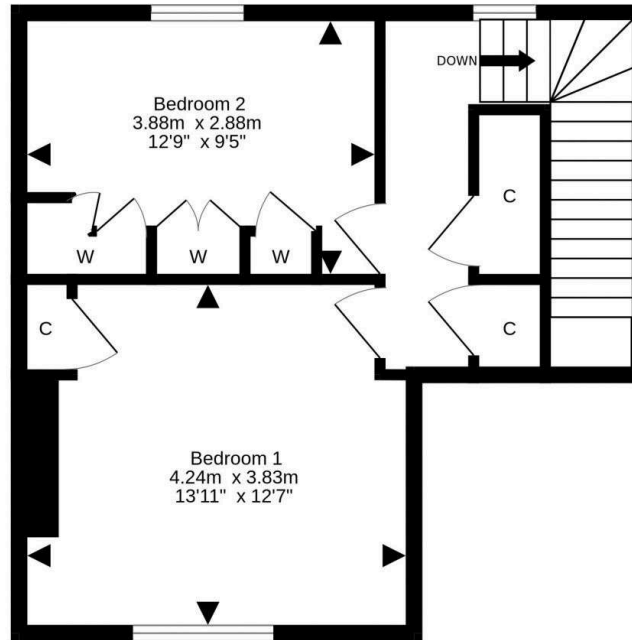
Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - D



Ground Floor



1st Floor

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

