

14 Milne Road

DUNFERMLINE, FIFE, KY11 8NF



WONDERFUL FOUR BEDROOM DETACHED
HOME IN TRULY WALK-IN CONDITION



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McEwan Fraser Legal are delighted to present to the market this impressive four-bedroom detached family home, ideally positioned within a desirable Dunfermline location. Offering generous accommodation across two levels, excellent private outdoor space and superb parking provision, this is a wonderful opportunity for families seeking a substantial and versatile home.

The property immediately impresses with its well-proportioned accommodation and excellent layout. On entering, the welcoming hallway provides access to the principal living accommodation and stairs to the upper level.

The front-facing lounge is a bright and spacious room, providing an ideal setting for relaxing and entertaining.



To the rear, the kitchen has been thoughtfully opened up to create a fantastic kitchen/dining/family area, providing the real heart of the home. This sociable space offers excellent flexibility for everyday family life, dining and entertaining, with direct access to the utility facilities.

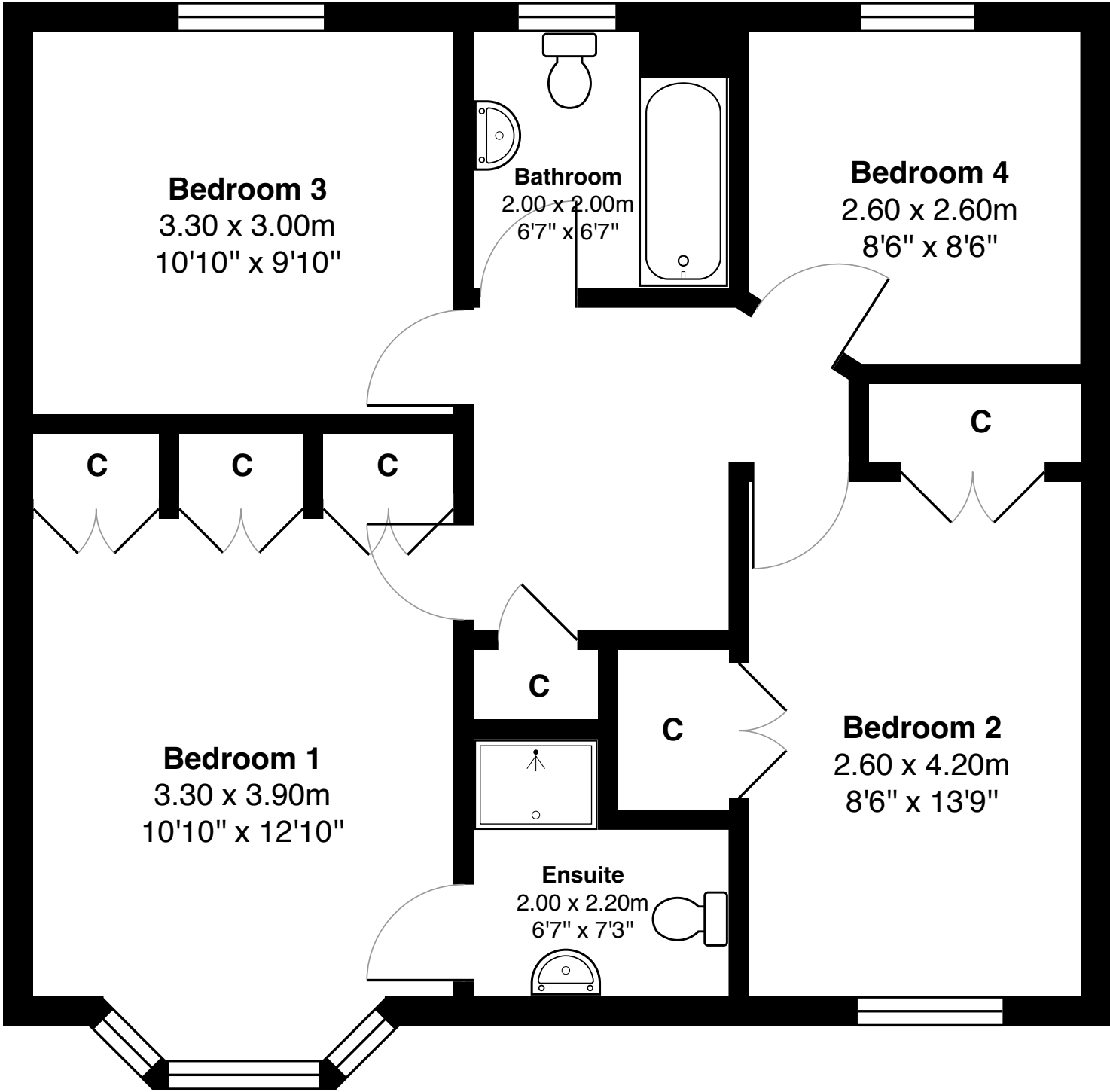
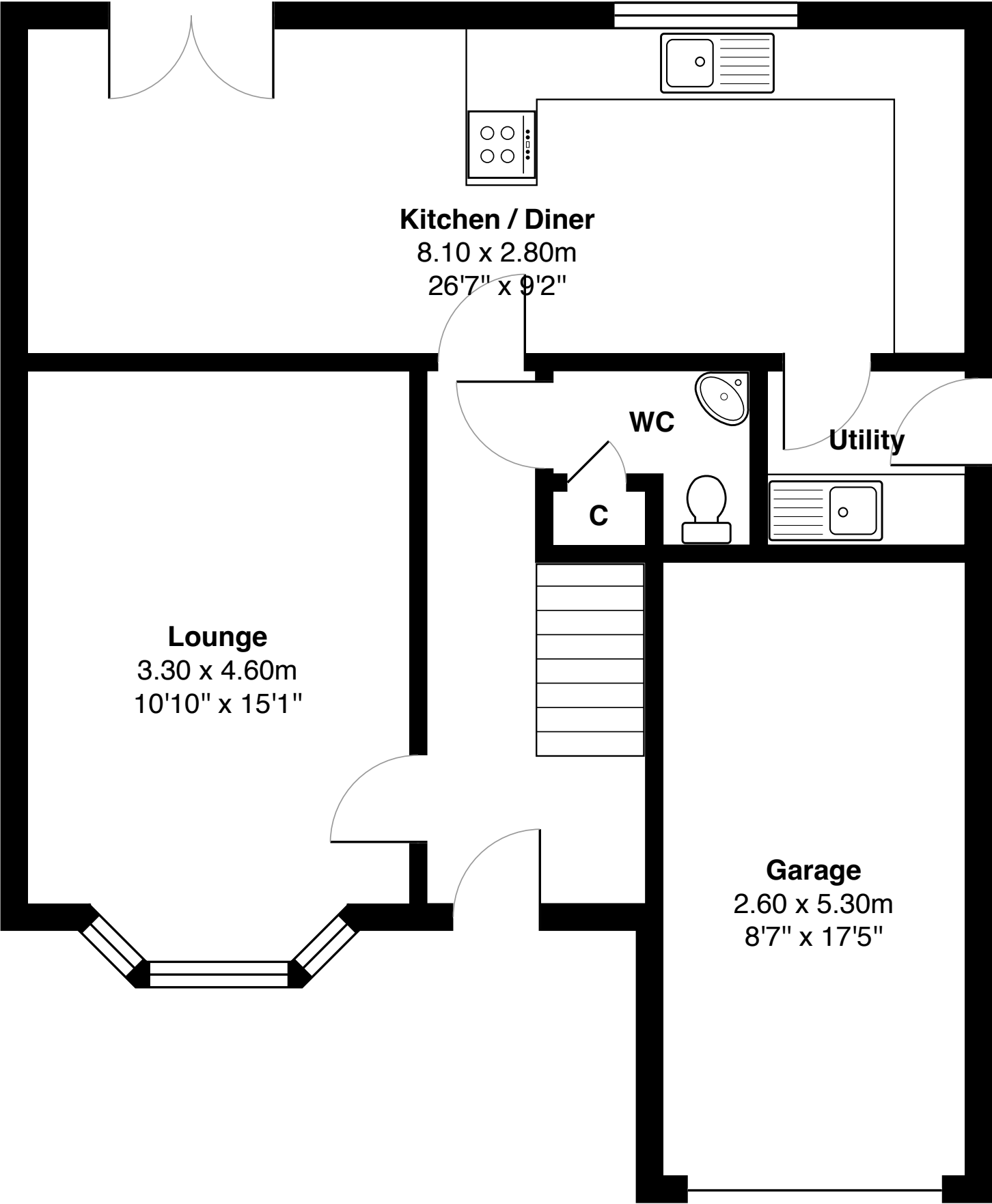
The ground floor is further enhanced by a convenient WC, while the impressive garage provides excellent secure storage, parking and potential for a variety of uses.



On the first floor, there are four well-proportioned bedrooms, providing excellent flexibility for a growing family, guests or home working. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom. Useful built-in storage is also provided throughout the upper accommodation.







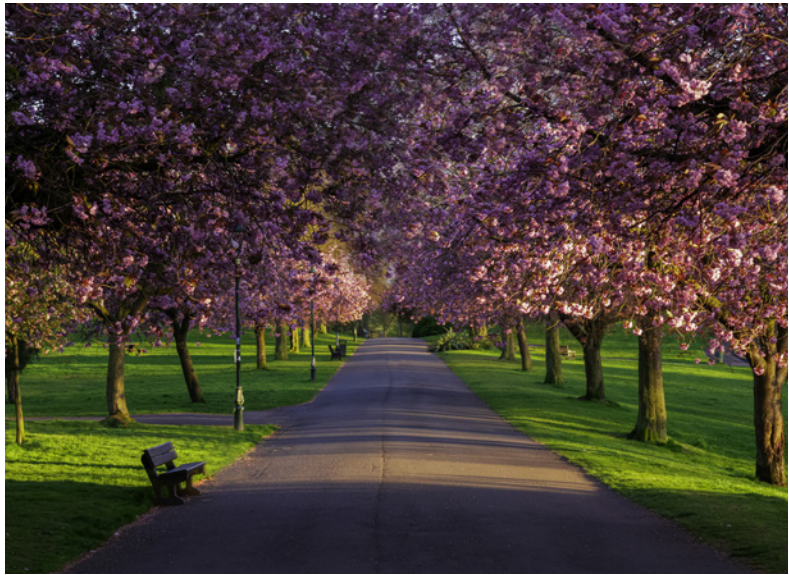
Gross internal floor area (m²): 110m²
EPC Rating: C



Externally, the property benefits from private, enclosed gardens which sweep around the property, creating a fantastic outdoor environment with a particularly low-maintenance design. The gardens offer excellent space for outdoor dining, relaxing and entertaining, while providing a degree of privacy. Off-street parking for up to four cars further enhances the appeal, alongside the substantial garage.



This is a superb family home combining generous accommodation, excellent outdoor space, substantial parking and a highly practical layout, with the impressive open-plan kitchen/dining/family area providing a particularly attractive focal point. Early viewing is highly recommended.



Dunfermline is a historic town located in Fife, Scotland. It holds significant historical and cultural importance as the birthplace of many Scottish monarchs, including King Robert the Bruce. The town features a rich architectural heritage, with landmarks such as Dunfermline Abbey, which dates back to the 11th century and was once a grand royal residence. The Abbey's ruins and its adjacent palace are major attractions, offering insights into Scotland's medieval history.

Dunfermline is a mix of historical charm and modern amenities, offering a range of shops, restaurants, and cultural events. 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 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 direct links to Edinburgh, Perth & Dundee.

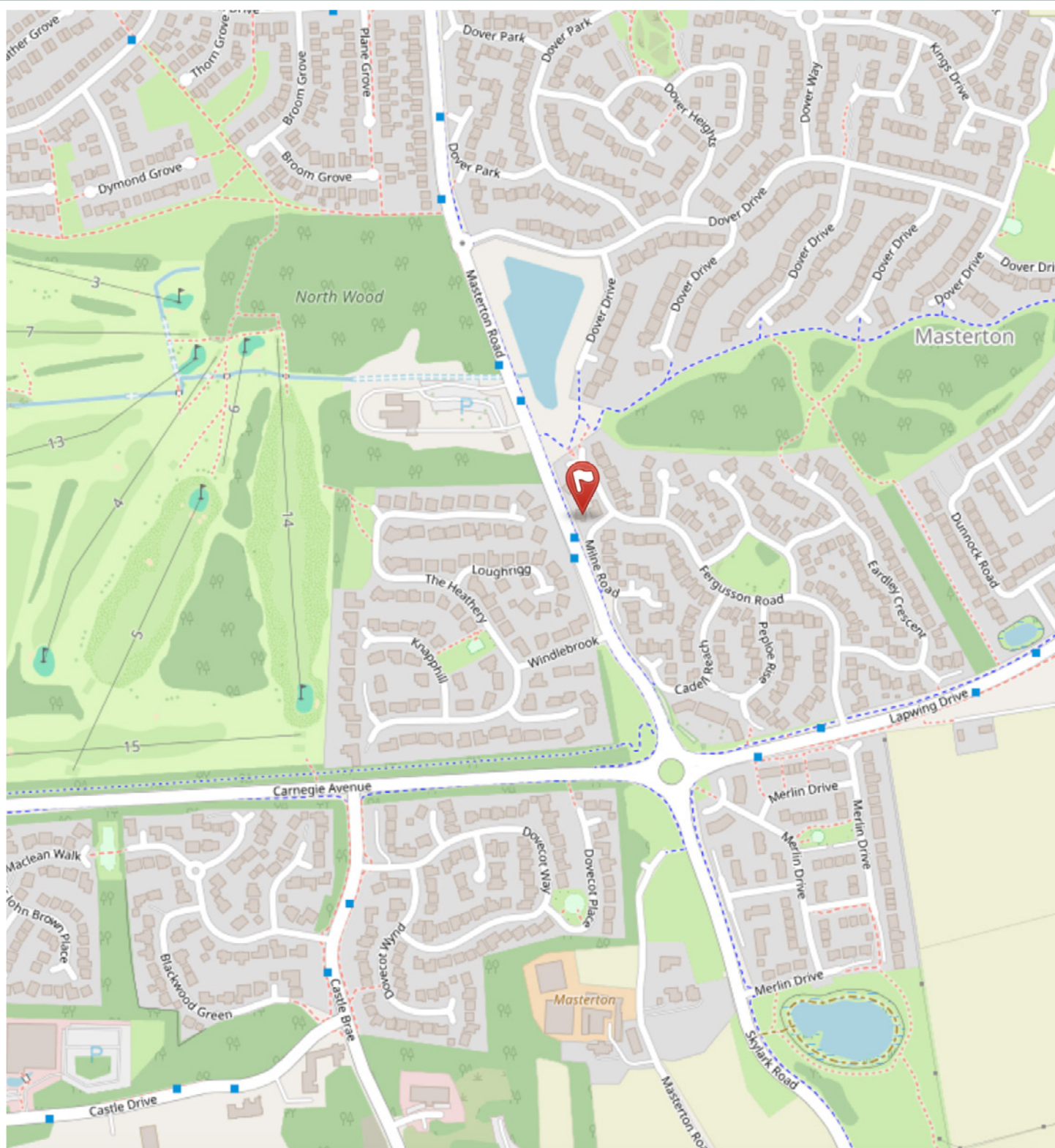


Image credit: <https://www.openstreetmap.org/>

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