



## 38 Cunningham Road, Rosyth, Dunfermline, Fife, KY11 2AL

Beautifully Presented, Three-Bedroom, Mid-Terrace Home

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# Property Description

Beautifully presented, three-bedroom, mid-terrace home, with gardens and a driveway. Located in an established residential area of Rosyth, near Dunfermline, Fife.

Comprises an entrance hall, living room, dining room, kitchen, three flexible bedrooms and a shower room.

Highlights include a fitted kitchen, with appliances, a stylish modern bathroom, contemporary flooring and lighting. In addition, there is double glazing, gas central heating, and good storage provision, including bedroom stores and a loft.

There is a monoblock double driveway to the front, whilst a generous rear garden includes decked and paved patios, a lawn and an outbuilding with power points.

A welcoming entrance hall, with storage, is finished with light, neutral decor and modern, wood-effect flooring, which continues into a living room on the right. The tastefully presented reception room features a wood-burning stove and leads into a dining room, which opens onto the garden via French doors. Leading off the dining room, a kitchen, with separate hall and garden access, is fitted with light, wood effect units and marble-effect worktops. Appliances include an integrated oven, a gas hob, a stainless-steel canopy, a freestanding fridge/freezer and a washing machine.

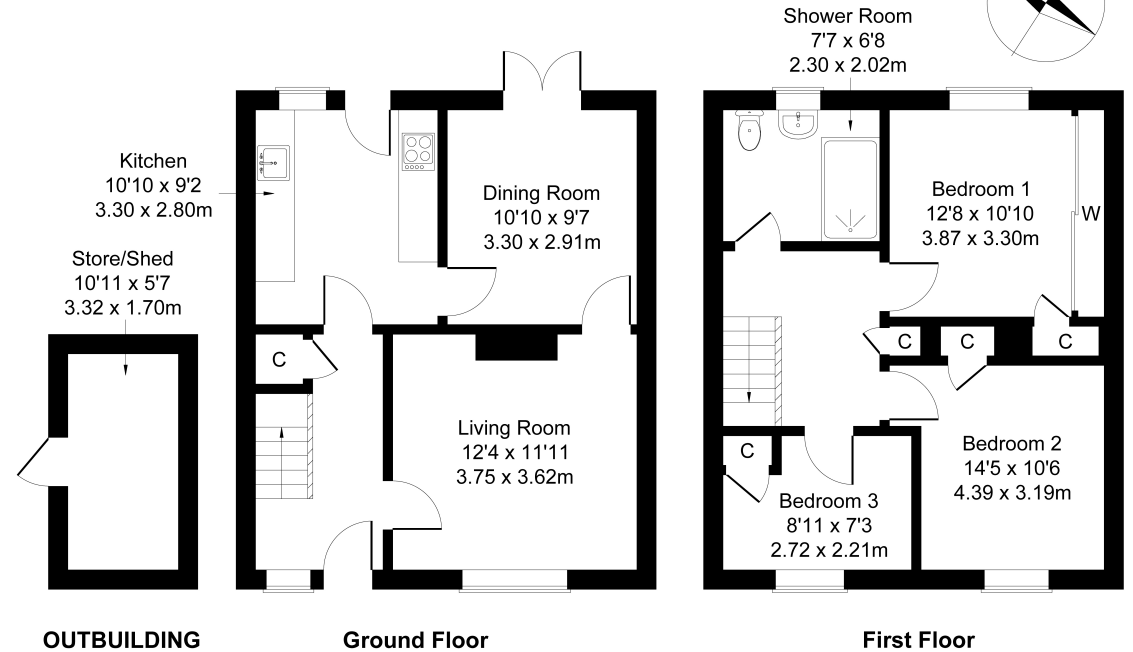
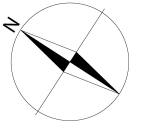
Upstairs, three flexible bedrooms continue the modern, wood-effect flooring and tasteful presentation of the living space. Each of the bedrooms benefits from built-in cupboard storage, with the main bedroom additionally enjoying integrated wardrobes.

Completing the accommodation, a good-sized shower room comprises a large, walk-in shower, a two-piece suite, a chrome ladder-style radiator and tiled splash walls and flooring.



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Approximate Gross Internal Area: (958 sq ft - 89 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description





Dunfermline is a historic town and is the largest in Fife, popular with commuters and within easy access of the M90 motorway with direct links to Edinburgh, Perth and Dundee. The town has a wide range of shops, including the covered Kingsgate Shopping Centre, Halbeath Retail Park, and a selection of supermarkets including an ASDA. The thriving community supports a range of

amenities and leisure facilities, including Fife Leisure Park, Fife College, and well-regarded schools. Outdoor spaces include Pittencreiff Park, Townhill Park and King George V Park. Dunfermline Railway Station provides regular commuting services to Edinburgh, and there is a frequent bus service, with a convenient Park and Ride at Halbeath.





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