



Solicitors & Estate Agents



Offers Over

£135,000

5 Law Road

Dunfermline | KY11 4XD

Generously proportioned three-bedroom terraced villa quietly positioned within the city of Dunfermline. Ideally located close to excellent local amenities, reputable schooling and convenient transport links, the property offers spacious and flexible accommodation and represents a superb opportunity for first-time buyers, young couples and growing families.

-  3 bedrooms
-  2 public rooms
-  1 bathroom
-  Private gardens
-  On-street parking
-  EPC Band - C
-  Council Tax Band - C



Description

A welcoming entrance hallway provides access to the accommodation and benefits from a useful understairs storage cupboard. The bright and airy lounge/diner provides a comfortable main living space, with French doors opening directly onto the rear garden. An electric fireplace creates an attractive focal point, while the room flows seamlessly through to the modern open-plan kitchen. The smart kitchen was completed in October 2025 and is fitted with a range of integrated and freestanding white goods. A breakfast bar provides a useful informal dining area, whilst the open-plan layout makes this an excellent space for everyday living and entertaining. Bedroom three is conveniently located on the ground floor and is a good-sized double with a front-facing aspect. The room benefits from an impressive wall-to-wall wardrobe with sliding mirrored doors, providing excellent storage. Upstairs, the landing provides access to the remaining accommodation and features a large storage cupboard housing the boiler, together with attic access. Bedrooms one and two are both good-sized rooms, each offering plenty of space for freestanding furniture and different layout configurations. Both bedrooms enjoy a quiet rear-facing aspect. The shower room is fully tiled and fitted with a double shower cubicle, tiled flooring and heated towel rail.



Further benefits include gas central heating and double glazing, with the windows replaced in 2022 and benefiting from a 10-year warranty.

Gardens & Parking

Externally, the property benefits from a private rear garden featuring a slabbed patio, chipstone area and garden shed, together with convenient rear access. The front garden provides additional outdoor space. For the car owner, there is ample unrestricted parking on-street to accommodate both residents and visitors alike.

Extras

Selected fixtures and fittings, including; integrated induction hob, oven, hood, and dishwasher, freestanding fridge-freezer, and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





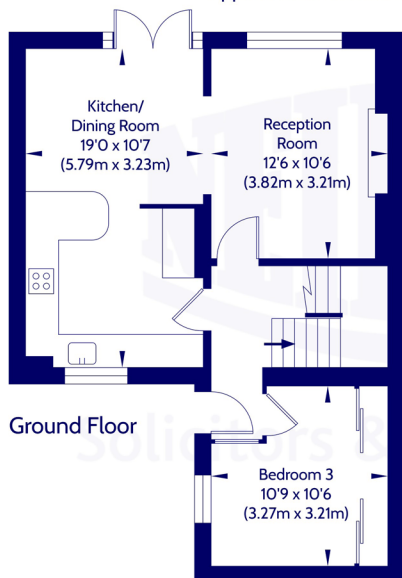
Location

Dunfermline won its bid to have official city status in May 2022, as part of the civic honours competition to celebrate Queen Elizabeth's platinum jubilee. The honour was officially conferred by King Charles in a ceremony in Dunfermline city chambers on 3rd October 2022. The Royal Burgh is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House also reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era. 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, Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. Dunfermline benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern city. The local railway stations provide regular services to Edinburgh with rail links to other parts of the UK. There are also regular and convenient bus services both local and national with bus stations available in the centre of Dunfermline and park and ride services available from Halbeath and Inverkeithing.





Approx. Gross Internal Floor Area 88 Sq M / 946 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

