



49 Colliston Road

Dunfermline, Fife, KY12 0XW



VMH ESTATE AGENTS



Excellent family home with 3 bedrooms in quiet convenient location

- Spacious sitting/dining room
- Well equipped kitchen
- Principal bedroom with ensuite
- 2 further bedrooms
- Family bathroom with white suite
- Separate WC
- Quietly positioned in convenient location
- Fully enclosed rear garden
- Front garden & driveway
- Double glazing & gas central heating

Offers Over :

£210,000



Further information can be found in the home report.

vmh.co.uk



About the Property

Set within a sought-after residential area of Dunfermline, this spacious semi-detached home with three bedrooms offers flexible accommodation ideal for modern family living.

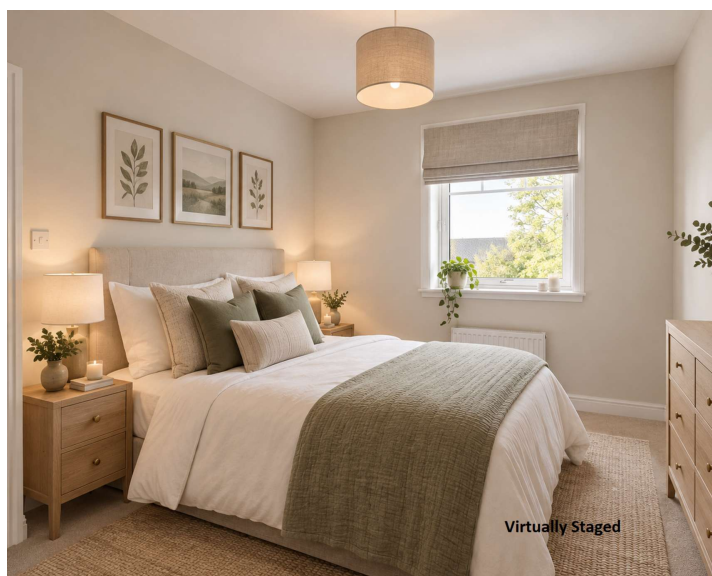
The accommodation is bright and well-proportioned throughout, consisting of a spacious sitting/dining room with glazed doors to a fully enclosed sunny rear garden. There is a well equipped kitchen and a WC completes the ground floor. The principal bedroom has a convenient ensuite, there are 2 further bedrooms along with a family bathroom.

Externally, the front and rear gardens have been well-maintained and there is a driveway that accommodates two cars.

Quietly positioned close to excellent local amenities, reputable schools and transport links, this is a fantastic opportunity for families seeking a comfortable and adaptable home.

Extras

To include all fitted floor coverings, carpets, curtains, curtain poles & blinds in addition to the white goods within the kitchen; oven, gas hob and extractor hood along with free-standing washing machine & dishwasher.





📍 Location

The Royal Burgh of Dunfermline is the second largest town in Fife and is of considerable historic significance with venues such as the Royal Palace and 12th-century Dunfermline Abbey, which is the final resting place of Robert the Bruce. Alongside its rich heritage, Dunfermline boasts the outstanding facilities associated with a modern town, including a wide range of independent shops, supermarkets and shopping centres, a fantastic selection of cafés, restaurants and bars, plus many social and leisure facilities. The town also boasts two theatres - Alhambra Theatre and Carnegie Hall - both of which host a varied programme of live music, theatre and events. Nearby Fife Leisure Park hosts a 10-screen multiplex cinema, bowling and indoor golf, a Bannatyne Health Club with a gym and spa, a garden world and a good selection of restaurants. Residents benefit from two golf courses in the surrounding area, as well as unspoilt nature on their doorstep, with woods, lochs and hiking paths all just outside the town. Schooling is catered for from nursery to secondary level and Fife College provides tertiary education. Dunfermline is a popular base for people working in Edinburgh, with frequent train links and the M90 ensuring a swift and convenient commute into the heart of the capital.



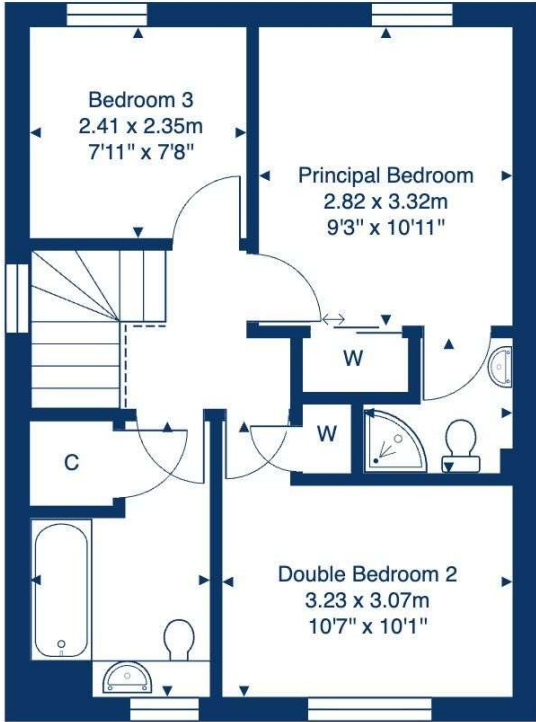


Floor Plan

49 Colliston Road, Dunfermline, KY12 0XW



Ground Floor



First Floor

Total Area: 80.1 m² ... 862 ft²

All measurements are approximate and for display purposes only.





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