





Key Features

 2 Bedrooms

 2 Public

 1 Bathroom

Situated within a popular and well-established residential area, this attractive semi-detached villa offers spacious and versatile accommodation ideally suited to modern family living. Benefiting from generous gardens, a detached garage and a convenient location for local amenities, schooling and transport links, the property represents an excellent opportunity for a wide range of buyers.

The accommodation is accessed via a welcoming entrance hall which leads into a bright and impressive lounge, featuring a focal-point fireplace and ample space for both relaxing and entertaining. To the rear, a separate dining room enjoys direct access to the garden, creating an ideal setting for family meals and summer gatherings. The well-proportioned kitchen offers an excellent range of fitted units and workspace, with room for informal dining, while a contemporary ground floor shower room adds further practicality to the home. On the upper level, the property boasts two generous double bedrooms, including a particularly spacious master bedroom with fitted storage. A central landing provides access to all rooms and offers a bright and airy feel throughout the first floor.

Externally, the property enjoys private gardens with excellent outdoor space for families and entertaining. A detached garage and driveway provide valuable off-street parking and additional storage.

EPC Rating - D
Council Tax - D





Location

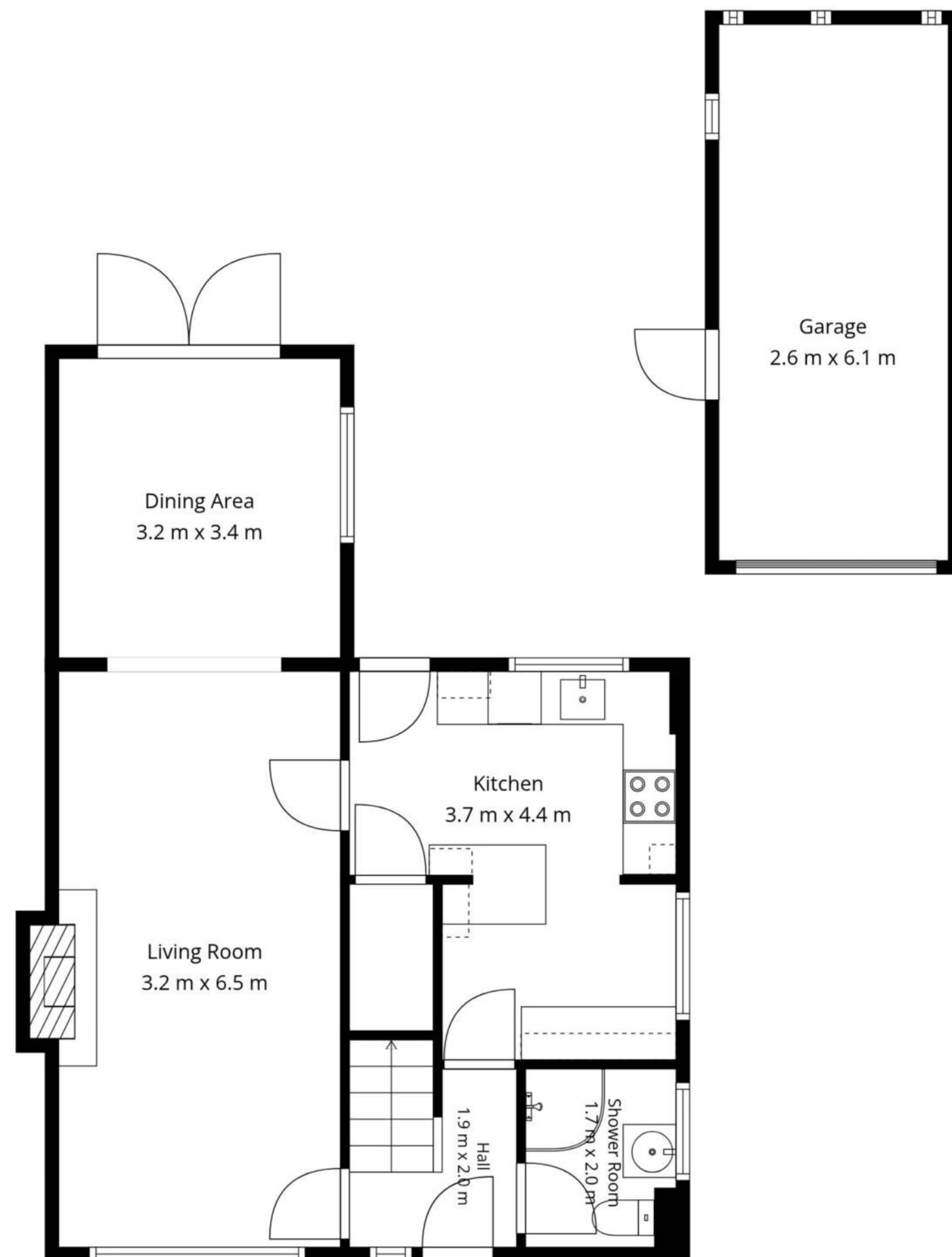
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and family outings.

The city boasts excellent amenities, from a variety of high-street shops and independent boutiques to top-rated schools and a variety of leisure facilities. A wide range of restaurants, cafés, and traditional pubs, catering to every taste.

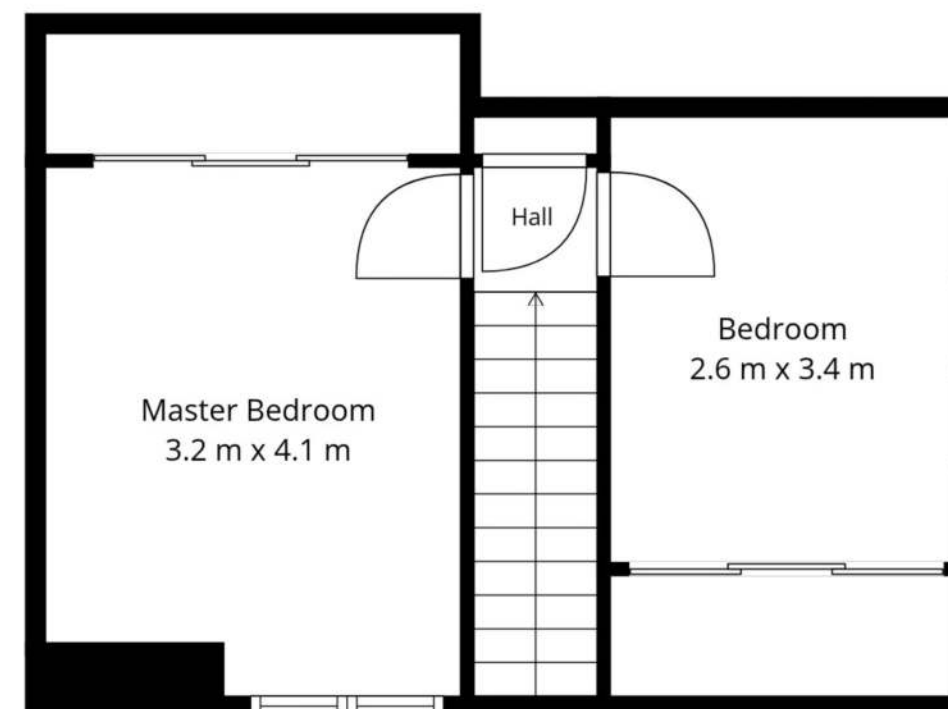
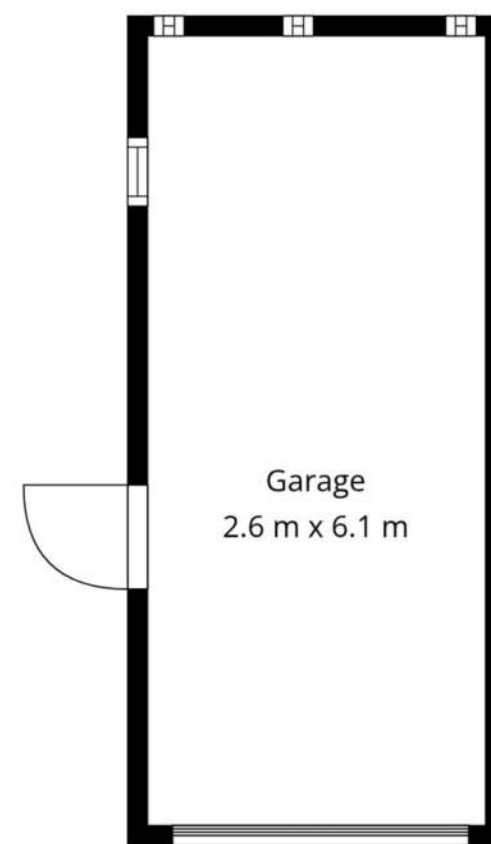
Dunfermline is exceptionally well-connected, with frequent rail services to Edinburgh (just 30 minutes away) and easy access to the M90, ensuring swift travel to Glasgow, Perth, and beyond. For international travel, Edinburgh Airport is a short drive away with Park and Ride facilities at Halbeath and Inverkeithing.

Whether you're looking for a bustling community, excellent transport links, or green spaces, Dunfermline offers a quality of life that's hard to beat.





Ground Floor



1st Floor

TOTAL: 90 m2

Ground floor: 57 m2, 1st floor: 33 m2

EXCLUDED AREAS: GARAGE: 16 m2, FIREPLACE: 0 m2, WALLS: 10 m2

Measurements Are Regarded As Highly Reliable; However, They Cannot Be Guaranteed.



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Floorplans are for illustrative purposes only. Measurements are deemed highly reliable but not guaranteed.

