





Key Features

 2 Bedrooms

 1 Public

 1 Bathroom

Situated within the popular Abbeyview area of Dunfermline, this well-presented two-bedroom end-terraced villa offers bright and comfortable accommodation ideally suited to first-time buyers, young professionals, and downsizers alike. Conveniently located close to local amenities, schooling, Dunfermline city centre, and excellent transport links, the property combines practical living with a highly convenient setting.

The accommodation is accessed via a welcoming entrance vestibule leading into a spacious open-plan lounge and dining area, creating an ideal environment for both everyday living and entertaining. The dining area provides ample space for family meals and social gatherings, while the adjoining fitted kitchen offers a range of storage units and worktop space designed to meet the demands of modern living.

On the upper level, the property boasts two generously proportioned double bedrooms. The master bedroom is bright and spacious, while the second bedroom is also well-sized and offers flexibility for use as a guest room, home office, or nursery. A family bathroom fitted with a three-piece suite completes the accommodation.

Further benefits include excellent built-in storage throughout, including a useful upper-floor store cupboard, double glazing, and gas central heating.

Externally, the property benefits from a generous private garden, offering an excellent outdoor space for relaxing, entertaining, or enjoying family life. A private driveway offers off-street parking for up to two cars. The generous outdoor space may also offer potential to extend the property, subject to obtaining the necessary planning permission, providing an appealing opportunity for purchasers looking to adapt or enhance the home in the future.

EPC Rating – C
Council Tax - B





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.



Enquiries

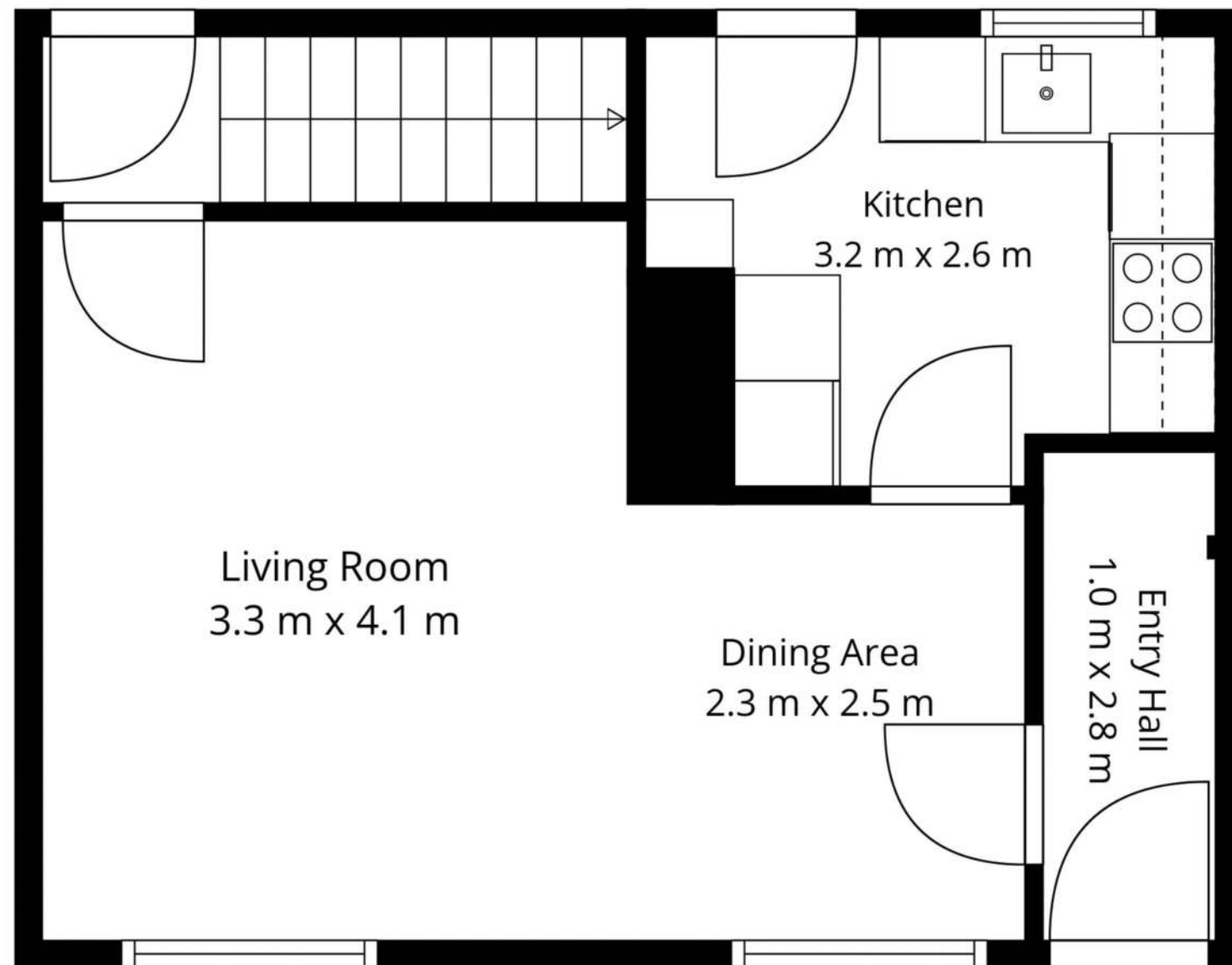
01383 629720

info@maloco.co.uk

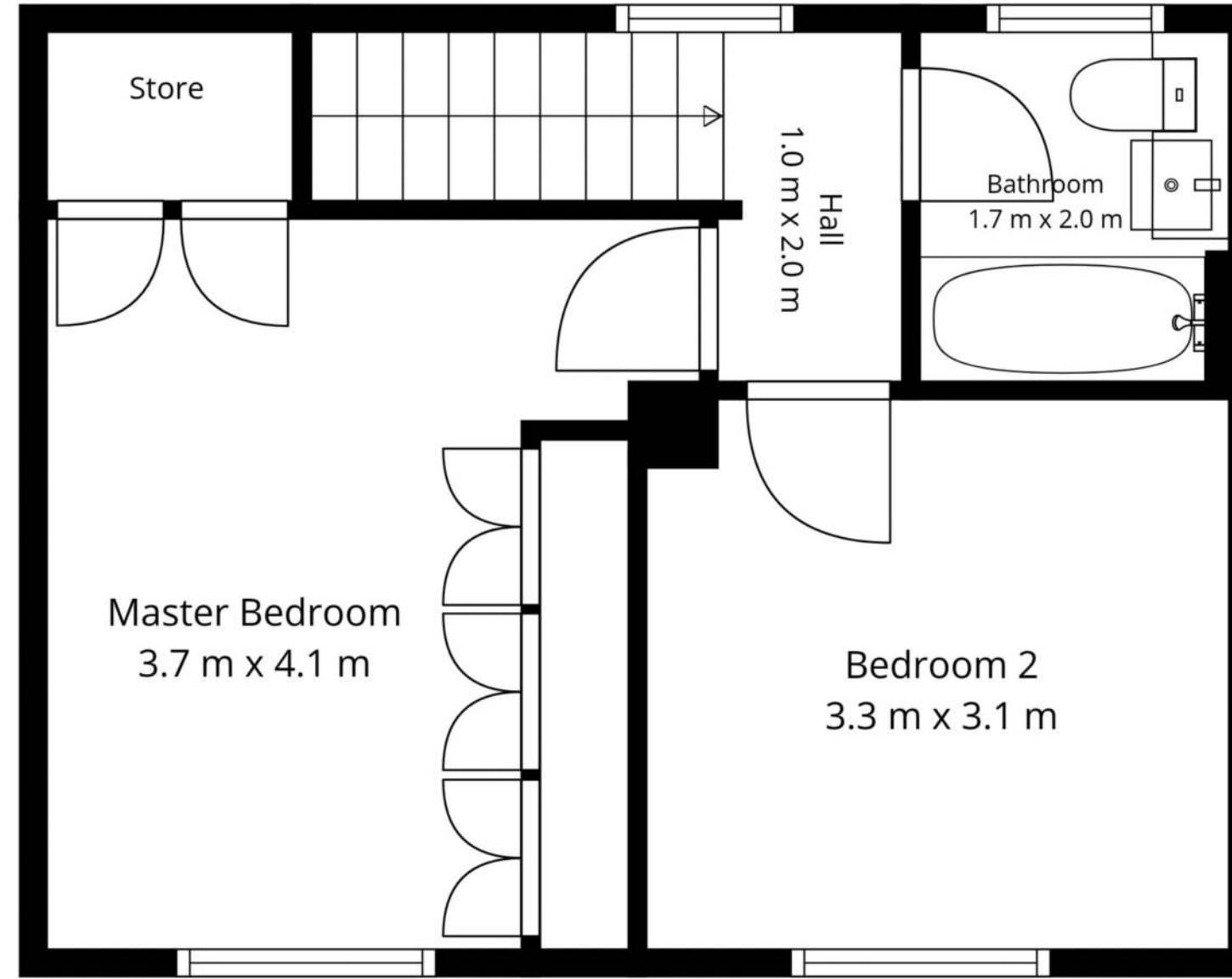
maloco.co.uk



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



Ground Floor



1st Floor

TOTAL: 68 m2
Ground floor: 34 m2, 1st floor: 34 m2
EXCLUDED AREAS: WALLS: 8 m2

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

