





Key Features

 2 Bedrooms

 1 Public

 1 Bathroom

Situated within a sought-after residential area of Dunfermline, this attractive two-bedroom semi detached villa offers well-proportioned accommodation over two levels, making it an ideal purchase for first-time buyers, young families, or investors alike. Farnell Way forms part of a well-established residential development on the eastern side of Dunfermline, ideally placed for local amenities, schooling, and transport links. Dunfermline's city centre offers an excellent range of shopping, leisure and recreational facilities, together with a variety of cafes, restaurants and supermarkets.

The ground floor is centred around a bright and spacious open-plan lounge and dining room, providing an excellent space for both everyday living and entertaining. Large windows allow natural light to flood the room, creating a welcoming atmosphere throughout. To the rear, the fitted kitchen offers a practical layout with ample worktop and storage space, together with direct access to the rear garden. On the upper level, the property comprises two generous double bedrooms, with bedroom 2 benefiting from built-in storage. The master bedroom enjoys a bright and spacious feel, while the second bedroom provides flexible accommodation suitable for guests, children, or home-working requirements. Completing the accommodation is a modern family bathroom fitted with a three-piece suite and shower over bath.

Externally, the property benefits from private gardens to the front and rear, providing excellent outdoor space for relaxing and entertaining. To the front, a driveway offers off-street parking for two vehicles.

EPC Rating – C
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.

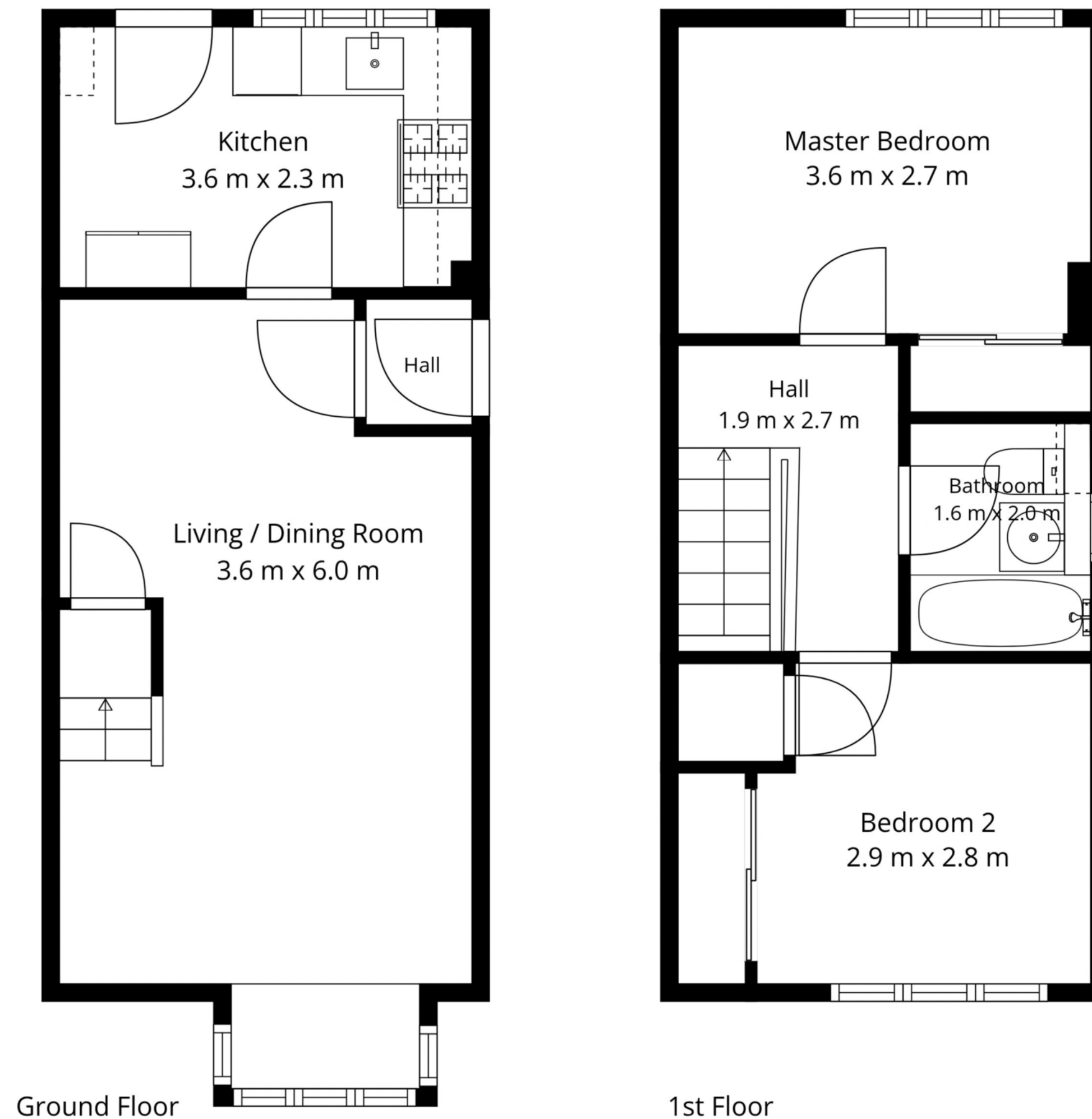


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TOTAL: 62 m2

Ground floor: 32 m2, 1st floor: 30 m2

EXCLUDED AREAS: WALLS: 6 m2

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



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

