maloco
mowat
parker

58 Pentland Terrace, High Valleyfield, KY12 9SG









Key Features

2 Bedroom

1 Public

1 Bathroom

Situated within the well-established village of High Valleyfield, this spacious and well-proportioned two-bedroom ground floor flat offers an excellent opportunity for first-time buyers, downsizers, or buy-to-let investors. High Valleyfield is a popular West Fife village offering a range of local amenities including convenience shopping, primary schooling and recreational facilities. The nearby towns of Dunfermline and Kincardine provide a wider selection of shopping, leisure and educational facilities. The property is ideally placed for commuters, with easy access to the M90, Kincardine Bridge and Scotland's motorway network, making travel to Edinburgh, Perth, Stirling and Glasgow straightforward.

The accommodation is accessed via a welcoming central hallway providing access to all apartments. The bright and generously sized lounge offers ample space for both living and dining furniture, creating an ideal setting for everyday family life and entertaining guests. The fitted kitchen enjoys a practical layout with a good range of storage and worktop space, making it well suited to modern living. There are two well-proportioned double bedrooms, with the master bedroom benefiting from excellent floor space and the second bedroom providing flexible accommodation for guests, children or those working from home. Completing the accommodation is a contemporary shower room fitted with a large shower enclosure, wash hand basin and WC.

Externally, the property benefits from ample on-street parking available directly outside, providing convenient parking for residents and visitors alike.

EPC Rating – C
Council Tax – A
Factor Fee - Approximately £110 per month











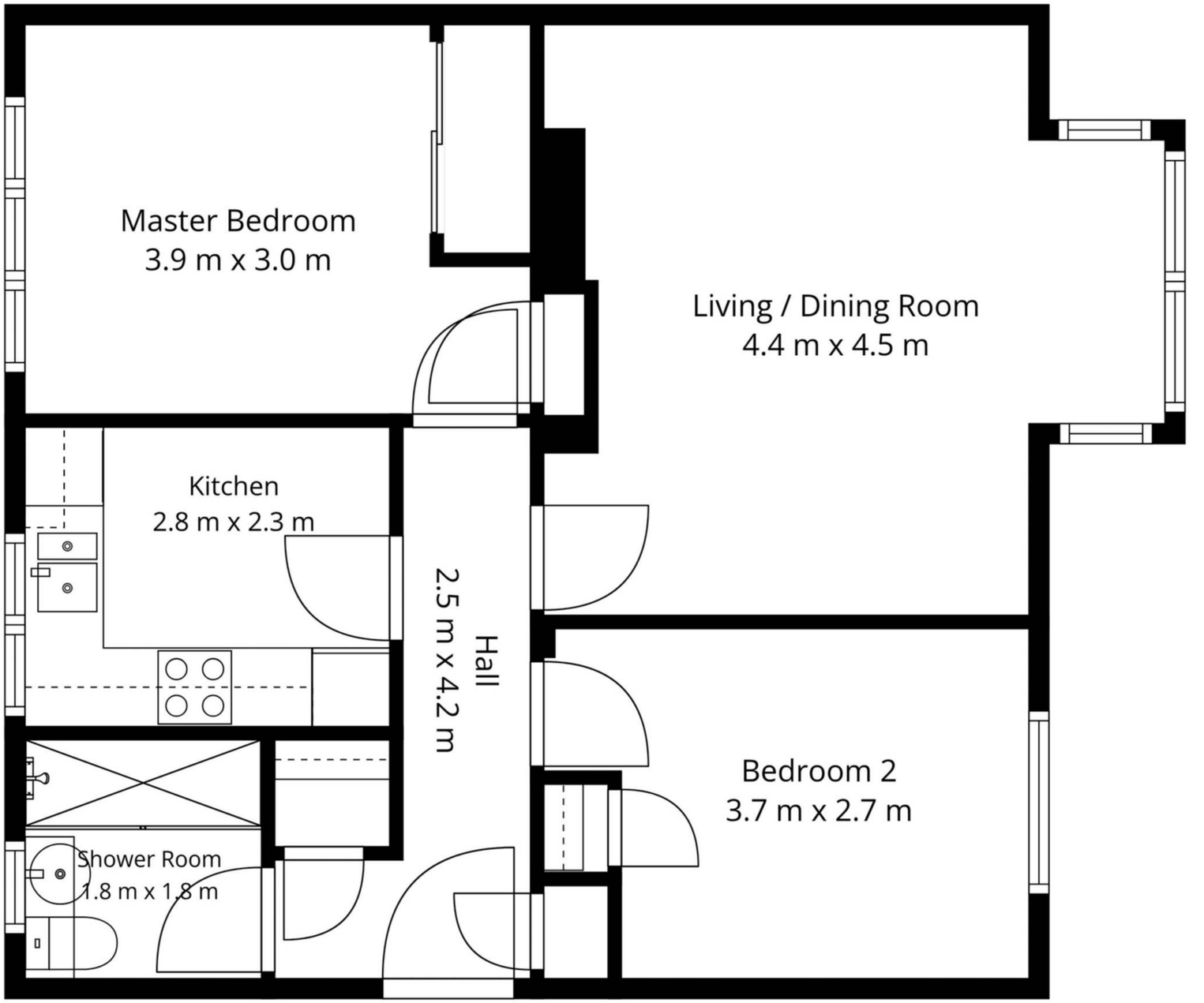


Location

Nestled along the coast of the River Forth, High Valleyfield is a charming village that offers an appealing blend of affordability and convenience. Situated just a short drive from Dunfermline, it provides easy access to excellent transport links, making it a great choice for commuters to Edinburgh and Glasgow. The village boasts a strong sense of community, with local amenities including shops, schools, and leisure facilities, as well as beautiful green spaces like nearby Valleyfield Woodland Park. Whether you're a first-time buyer or looking for a family home, High Valleyfield offers a range of property options in a well-connected setting.







TOTAL: 58 m2
FIRST FLOOR: 58 m2
EXCLUDED AREAS: WALLS: 5 m2

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

Enquiries

01383 629720

info@maloco.co.uk

maloco.co.uk

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

espc