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49 Gowanbrae Drive, Dunfermline, KY12 7RL









Key Features

3 Bedrooms

1 Public

2 Bathrooms

Situated within the highly sought after Garvock area of Dunfermline, this impressive semi-detached villa offers spacious and flexible family accommodation over two levels, complemented by beautifully landscaped gardens, a detached garage and a highly desirable residential setting. Having been modernised throughout to an exceptional standard, the property combines contemporary living with generous accommodation and excellent outdoor space. Gowanbrae Drive is located in Garvock, one of the town's most desirable residential areas. Renowned for its leafy surroundings and established family homes, Garvock offers a peaceful setting while remaining within easy reach of Dunfermline city centre.

The accommodation is accessed via a welcoming entrance vestibule which leads into a central reception hall. The bright and spacious lounge enjoys an attractive front aspect and is enhanced by a feature gas fireplace, creating a warm and inviting space for both everyday family living and entertaining. To the rear, the stylish and well-appointed kitchen is fitted with a range of quality units and premium NEFF integrated appliances, together with built-in white goods, offering ample storage and workspace. The kitchen flows seamlessly into the impressive rear extension, creating a spacious dining and family area that forms the heart of the home. French doors lead directly to the rear garden, allowing for effortless indoor and outdoor living.

Also located on the ground floor is a versatile double bedroom which could alternatively be utilised as a home office, playroom or additional family room. This attractive room benefits from a feature gas fireplace, creating a warm and inviting space with excellent flexibility to suit a variety of lifestyles. A useful utility/laundry room and a modern family bathroom complete the lower level. Throughout the home there is an abundance of well-planned storage, ensuring practicality for modern family life.

On the upper floor, the master bedroom is particularly spacious and benefits from fitted storage and a private en-suite shower room. A further generous double bedroom with built-in wardrobes completes the accommodation. Additional storage is available within the partially floored attic space, providing useful space for household items and seasonal belongings.

Externally, the property enjoys private south-facing gardens which have been thoughtfully landscaped and well maintained. The mature garden grounds feature attractive patio and decking areas, creating ideal spaces for outdoor dining and relaxation, while a charming water feature provides an attractive focal point. A detached garage offers additional storage or workshop potential, with a separate storage shed positioned to the rear of the garage. The generous driveway provides off-street parking for multiple vehicles.

Beautifully presented throughout, this exceptional home offers spacious, modern accommodation in one of Dunfermline's most sought-after residential locations, making it an ideal choice for families and discerning buyers alike.

EPC Rating – D
Council Tax - E





















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.

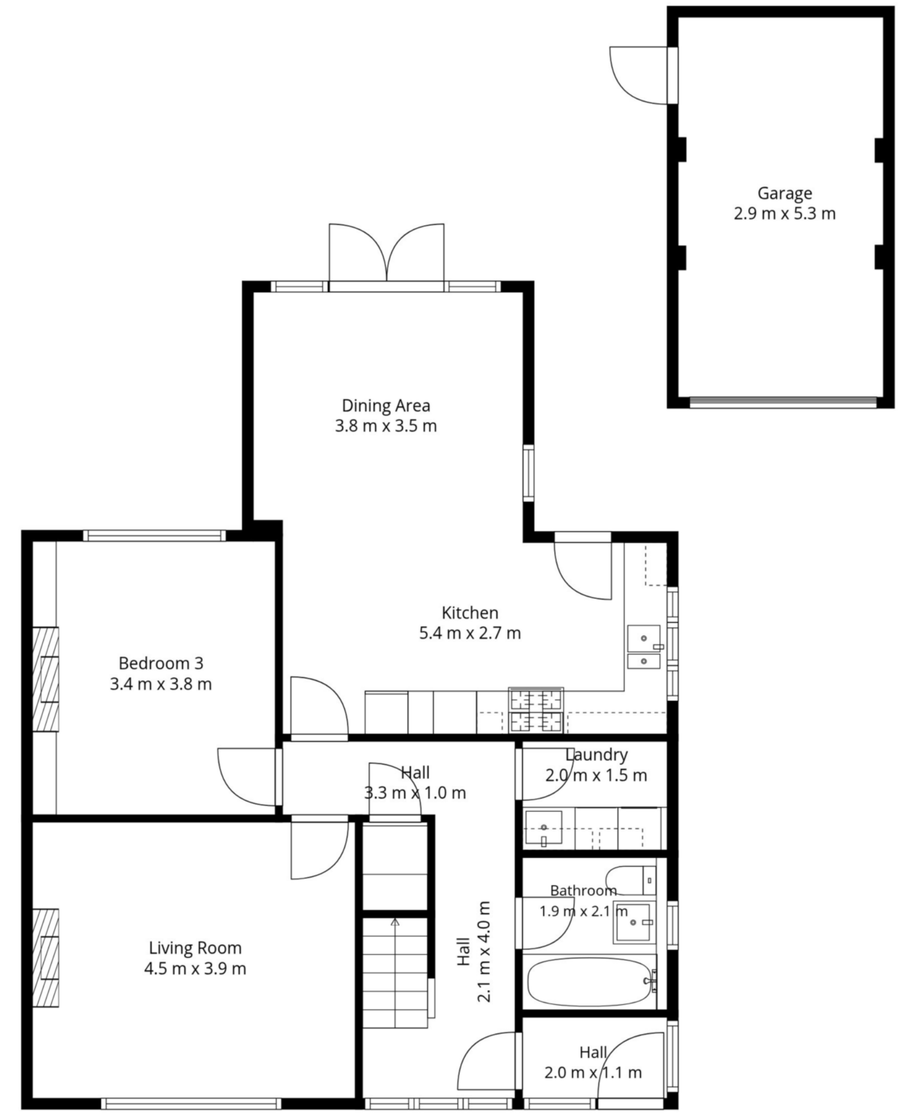
The city boasts excellent amenities, from a variety of high-street shops and independent boutiques to top-rated schools and a variety of leisure facilities. A wide range of restaurants, cafés, and traditional pubs, catering to every taste.

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.

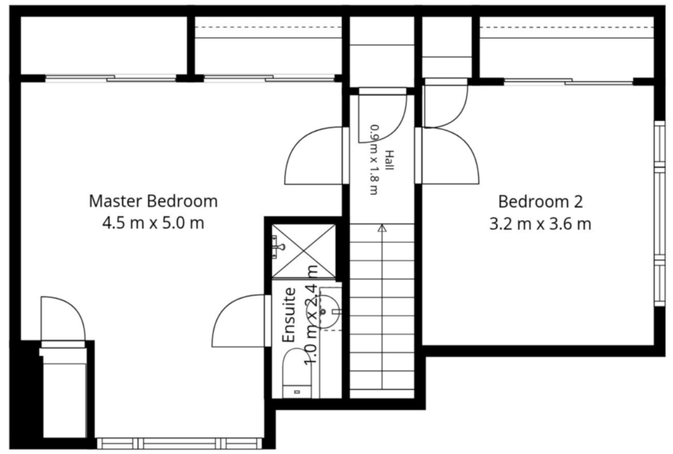
Whether you're looking for a bustling community, excellent transport links, or green spaces, Dunfermline offers a quality of life that's hard to beat.







Ground Floor



1st Floor

TOTAL: 129 m2

Ground floor: 82 m2, 1st floor: 47 m2

EXCLUDED AREAS: GARAGE: 15 m2, WALLS: 12 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.

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