

SIMPSON & MARWICK

12 GLEN SHIEL GROVE, DUNFERMLINE, FIFE, KY11 8FB

EPC C



This beautifully presented detached house offers spacious living in a desirable location.

On the ground floor, the bright and welcoming lounge provides an inviting space for relaxation, while the adjacent dining room is perfect for family meals or entertaining guests. The modern kitchen comes equipped with integrated appliances, including a dishwasher, double oven, and induction hob, ensuring an ideal environment for home chefs. A contemporary WC completes this level.



Upstairs, the first floor boasts three well-proportioned bedrooms. The principal bedroom offers generous space, while the second bedroom offers comfort as a double room. The third bedroom features a convenient built-in wardrobe. The stylish, modern bathroom with a three-piece suite serves these bedrooms efficiently. The attic offers additional storage solutions as needed.



The property benefits from double glazing throughout and efficient gas central heating. Externally, there is a private garden equipped with outdoor power sockets, ideal for alfresco dining or enjoying outdoor activities. Ample parking is available with a double driveway, single garage with electric door, and additional on-street options. The overall condition of the house is excellent, ensuring a move-in-ready home. The property further benefits an advanced home security system giving you peace of mind when away.





LOCATION

Situated in the vibrant town of Dunfermline, this property enjoys the perfect blend of tranquility and accessibility. Commuters will appreciate its proximity to Edinburgh, with seamless transport links making the capital easily reachable.

Dunfermline itself offers a wealth of local amenities, from charming cafes and boutique shops to well-regarded schools and leisure facilities. This sought-after area provides a welcoming community atmosphere along with beautiful green spaces and historical landmarks like the stunning Dunfermline Abbey.



Please note that other items may be available through separate negotiation.

Fixtures and Fittings
All blinds, curtains, and light fittings are included in the sale. Freestanding items are not included unless otherwise stated.

Viewing Details
By appointment contact Simpson & Marwick.





12 GLEN SHIEL GROVE

Dunfermline, Fife, KY11 8FB

Approx. Gross Internal Area:
1259.38 Sq Ft (117 Sq M)



For Identification purposes only.
Not to scale.

Edinburgh	North Berwick	Aberdeen
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