







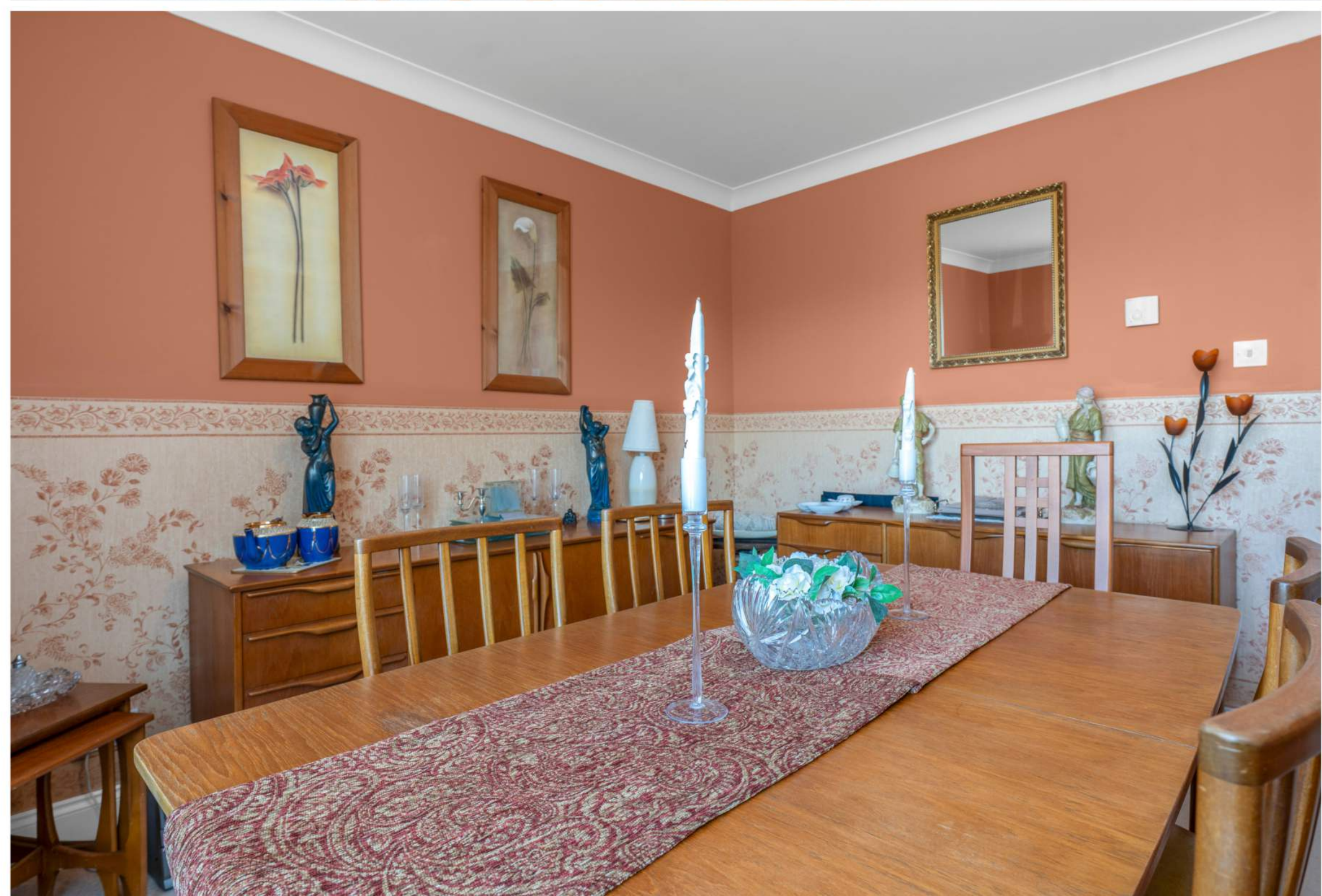
Key Features

 5 Bedrooms

 3 Public

 3 Bathrooms

- An executive, five bedroom home, offering flexible accommodation and situated within a sought after residential setting on the outskirts of Dunfermline's City Centre
- Located within a generous plot with parking with parking for several cars, double garage and extensive, landscaped gardens backing onto green spaces
- Conveniently located around a five minute drive from the city centre, boasting a wide variety of expected amenities including various convenience stores, eateries and leisure facilities. Dunfermline is host to a selection of green spaces including Pittencrieff Park, gifted to the city by famous industrialist and philanthropist Andrew Carnegie
- Train stations within the city with additional main line service in nearby Inverkeithing. Park and Ride facilities in Halbeath to Edinburgh Airport and the M90 motorway circa three miles from the property
- Entrance hall leading to all downstairs accommodation with the principle public room consisting of a bay window living room with feature fireplace
- Formal dining room and kitchen with a range of storage options, room for appliances, utility room and French doors offering access onto gardens
- Master bedroom with wardrobes and modern en- suite shower room with spa bath, additional double bedroom and bedroom six/home office on the ground floor
- Three good size bedrooms on the first floor with built in wardrobes within two of these
- Family bathroom with three piece suite and additional shower unit
- Landscaped gardens to the rear of the home with a large lawn, patio, decked area and pond
- Gas central heating and double glazing (underfloor heating throughout downstairs)
- Viewing comes highly recommended to appreciate this executive family home located within easy access of Dunfermline's City Centre







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.

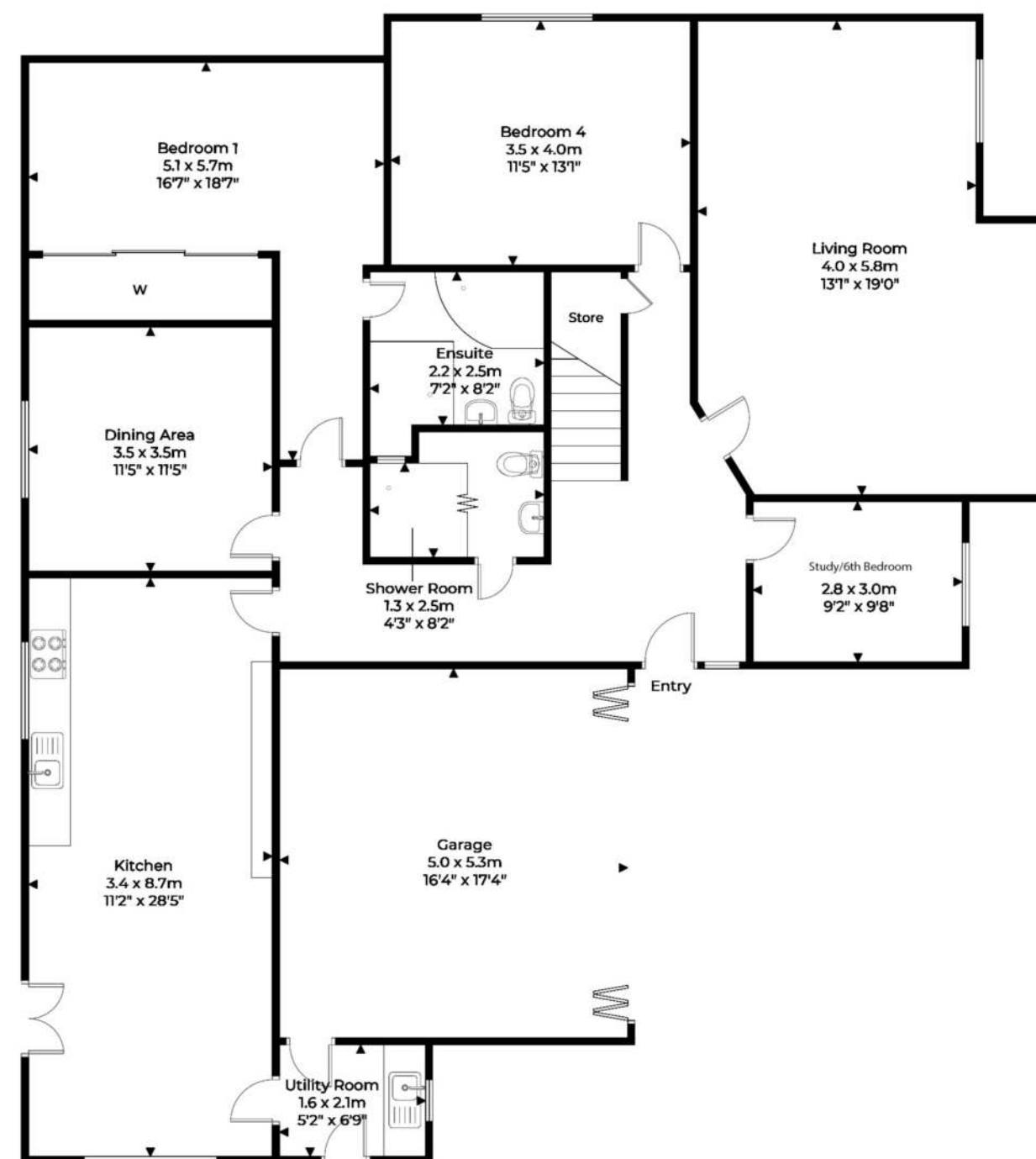
Dunfermline is exceptionally well-connected, with frequent rail services to Edinburgh (just 30 minutes away) and easy access to the M90, ensuring swift travel to Glasgow, Perth, and beyond. For international travel, Edinburgh Airport is a short drive away with Park and Ride facilities at Halbeath and 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.

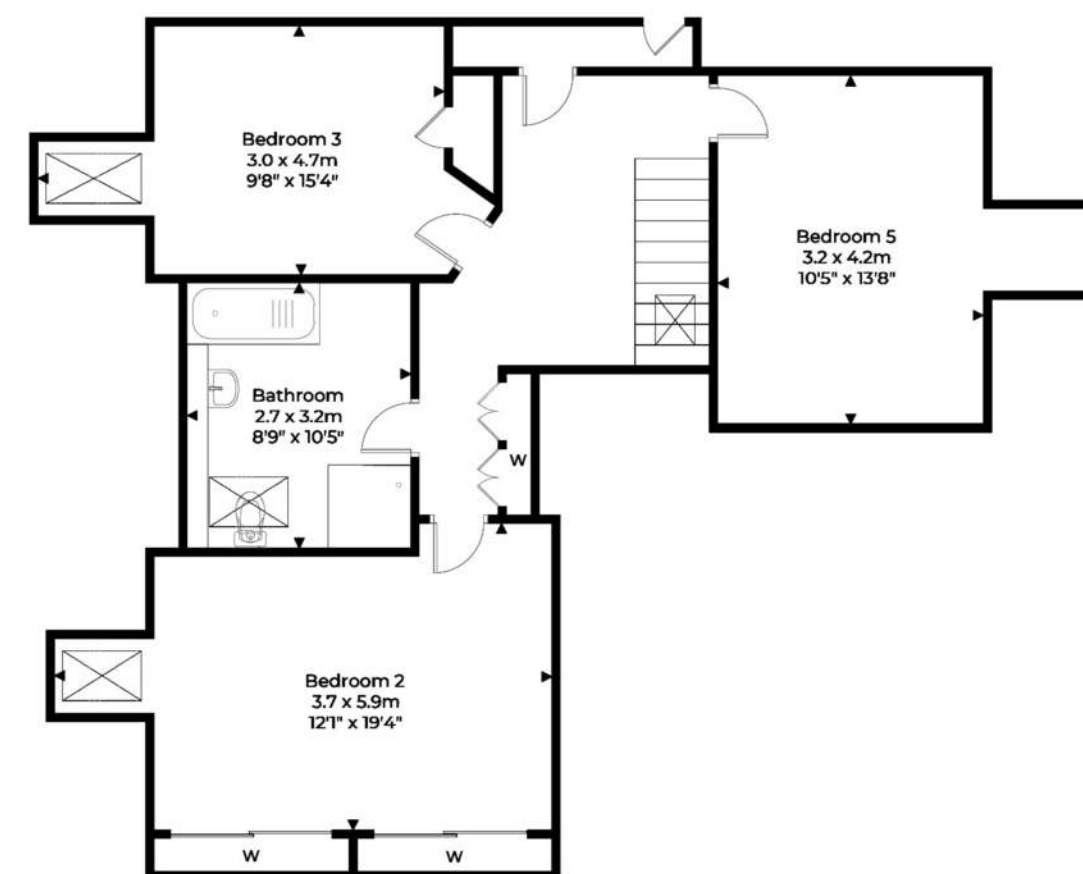




23 The Castings, Dunfermline, KY12 9AU
Approximate Gross Area
253 sq m / 2723 sq ft



Ground Floor



1st Floor

Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquires.



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