



29 West Baldrige Road, Dunfermline, Fife, KY12 9AW

Light and Tastefully Presented, Three Bedroom, Mid Terraced Villa, with a Garden

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Property Description

Light and tastefully presented, three-bedroom, mid-terrace villa, with gardens, positioned adjacent to charming parklands. Set within a cul-de-sac, located in a popular and established residential area north of Dunfermline town centre.

Comprises an entrance hall, living/dining room, kitchen, two double bedrooms, a single bedroom, and a shower room.

Highlights include a modern, fully integrated kitchen, stylish bathroom, contemporary internal doors, and a glass upperhall balustrade. In addition, there is gas central heating, double glazing, and good storage provision, including a loft space.

Generous and enclosed low-maintenance gardens are set to both aspects, including privacy hedging and fencing, and there are ample residential parking spaces.

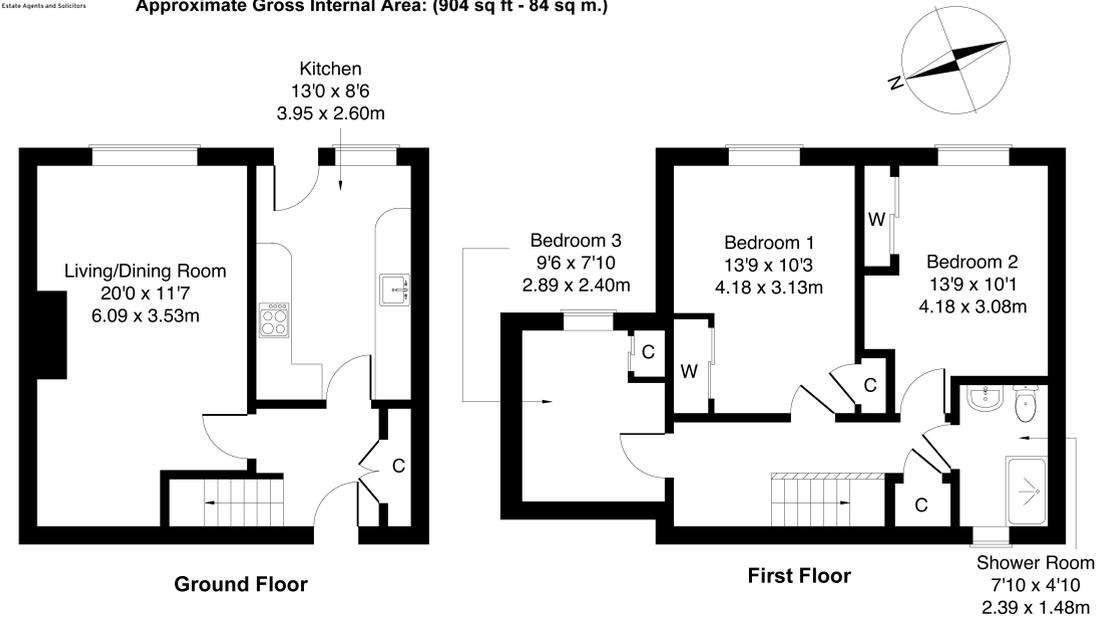
An entrance that leads seamlessly into the spacious living room and modern kitchen. The living room features carpeted flooring, complemented by a large window that fills the space with natural light. Light décor enhances the bright feel, while a mounted TV point and a fireplace create the perfect setting for relaxing or entertaining. The kitchen is finished with wood-effect flooring and granite-effect countertops. It offers a fully integrated suite of appliances, including an oven with an electric hob and canopy extractor, induction hob, dishwasher, washing machine, and fridge/freezer. A convenient sink with drainer completes this well-appointed space.

Upstairs, carpeted stairs lead to the upper hallway, where you'll find two generous double bedrooms and a comfortable single bedroom, all continuing the carpeting underfoot. Each bedroom benefits from good-sized windows that invite in plenty of natural light. The primary bedroom features mirrored wardrobes for ample storage, while the additional bedrooms offer space for standalone furniture. Completing this lovely property is a fully tiled family bathroom, featuring a modern shower cubicle, providing both style and practicality.



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Approximate Gross Internal Area: (904 sq ft - 84 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Dunfermline is a vibrant and historic town, the largest in Fife, and highly popular with commuters due to its excellent transport connections. The nearby M90 motorway offers direct routes to Edinburgh, Perth, and Dundee, while Dunfermline Railway Station provides regular train services to Edinburgh, making it ideal for daily commuting. The town boasts a diverse range of shopping options, including the Kingsgate Shopping Centre, Halbeath Retail Park, and several major

supermarkets such as ASDA. A thriving community spirit is supported by a wide variety of amenities, leisure facilities, and well-regarded educational institutions, including Fife College. Residents enjoy numerous outdoor spaces such as the expansive Pittencrieff Park, Townhill Park, and King George V Park, offering plenty of opportunities for recreation. An excellent local bus network and the Park and Ride facility at Halbeath further enhance Dunfermline's accessibility.





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