









# Key Features

 2 Bedrooms

 1 Public

 1 Bathroom

Located on the ever-popular Blacklaw Road, number 51 is a charming two bed lower villa, in a traditional four-in-a-block, offering bright, well-proportioned accommodation in a highly convenient part of Dunfermline. The layout is practical and well balanced, making this an ideal home for first-time buyers, growing families, or anyone seeking a comfortable, easily managed property with excellent access to the city centre.

Blacklaw Road's location is a real advantage. The city centre, with its shops, cafés, restaurants, and leisure facilities, is just a short trip away. Commuters enjoy quick access to the M90 for connections to Edinburgh, Perth, and beyond, while Dunfermline's railway stations offer regular services to the capital. Frequent bus routes serve the surrounding areas, and local schools, parks, and amenities are all close at hand.

The living room is generous and welcoming, filled with natural light and providing ample space for both relaxing and entertaining. It flows seamlessly into the kitchen, creating a sociable heart to the home. The kitchen offers good storage and workspace, with potential for a modern refresh to suit individual tastes.

There are two well-sized bedrooms, each providing flexibility for family life, home working, or guest accommodation, with the principal bedroom particularly spacious. A well-appointed shower room completes the interior.

One of the standout features is the enclosed rear garden, accessed via a screened porch with artificial turf. To the front, the property benefits from a neat garden and a private driveway, with ample on-street parking for visitors.

EPC Rating - D  
Council Tax - A









# 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.

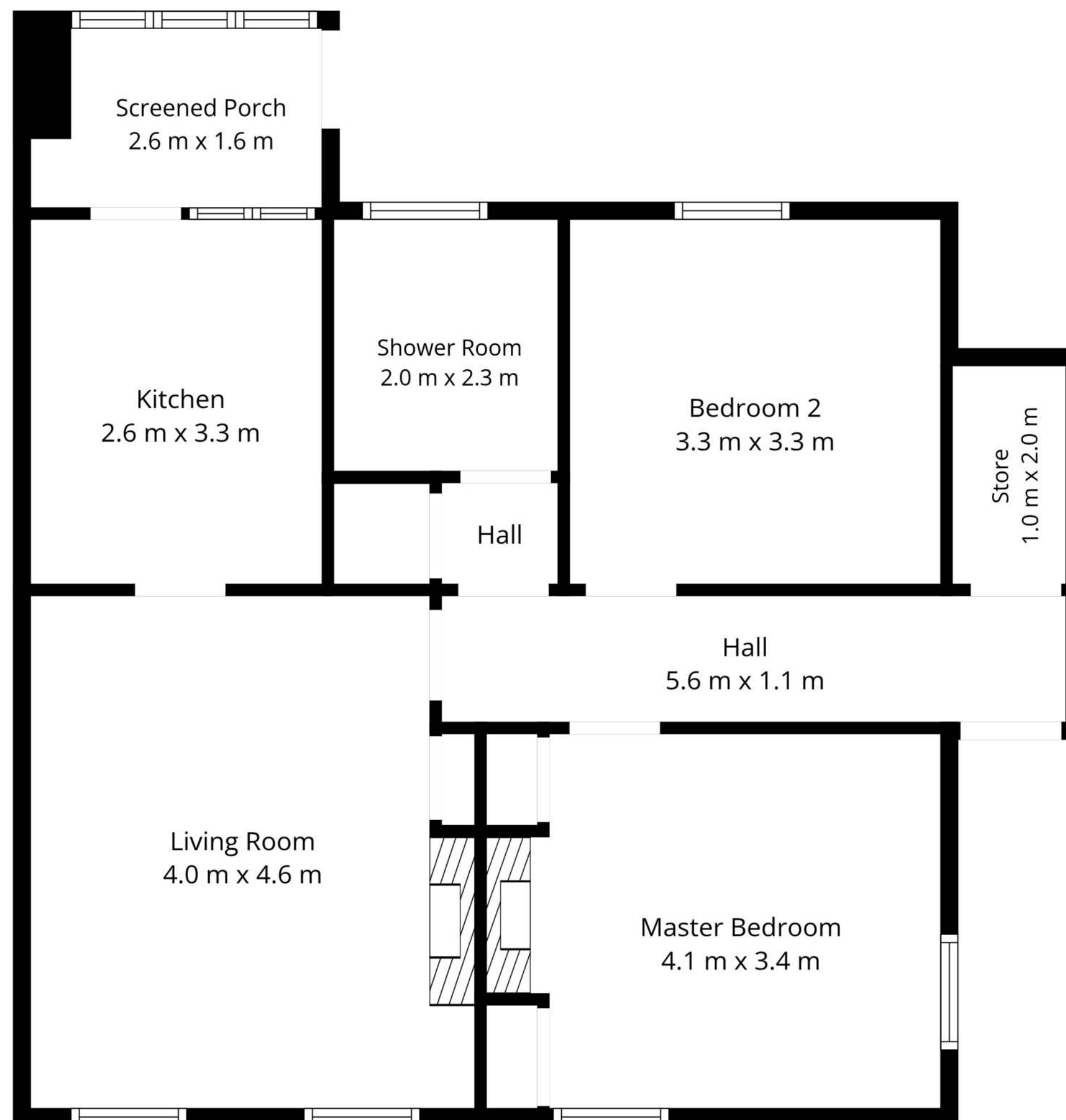
The city boasts excellent amenities, from a variety of high-street shops and independent boutiques to top-rated schools and a variety of leisure facilities. A wide range of restaurants, cafés, and traditional pubs, catering to every taste.

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.








**TOTAL: 69 m2**  
 Ground floor: 69 m2  
 EXCLUDED AREAS: SCREENED PORCH: 4 m2, WALLS: 5 m2

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



## Enquiries

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

