









# Key Features

 3 Bedrooms

 1 Public

 1 Bathroom

Set within a well-maintained, factored building, 47 Pentland Terrace offers a bright and spacious home with outstanding open views across the Forth that immediately set it apart. The accommodation is thoughtfully laid out, providing a comfortable balance of living and bedroom space that will appeal to a wide range of buyers.

The living room is a welcoming focal point, enjoying generous proportions and a natural flow through to the dining area – ideal for everyday living as well as entertaining. The kitchen sits conveniently off the hall and is well sized for the footprint, offering excellent potential for personalisation. There are three well-proportioned bedrooms, including a particularly generous principal bedroom, making the property suitable for families, home working or guest accommodation. A neatly arranged bathroom completes the internal layout.

High Valleyfield is a popular and well-connected village, appreciated for its sense of community and proximity to Dunfermline. Local shops, primary schooling and everyday amenities are all close at hand, while Dunfermline city centre offers a wider range of shopping, leisure and dining options. For commuters, the location is especially attractive: road links provide easy access to the M90 and onward travel to Edinburgh, Perth and beyond, while nearby rail connections make travel into the capital straightforward.

With its elevated outlook, practical layout and excellent transport links, this is a home that combines everyday convenience with a real feeling of space and openness.

EPC Rating - C

Council Tax - A

Factor Fees - Ross + Liddell Edinburgh







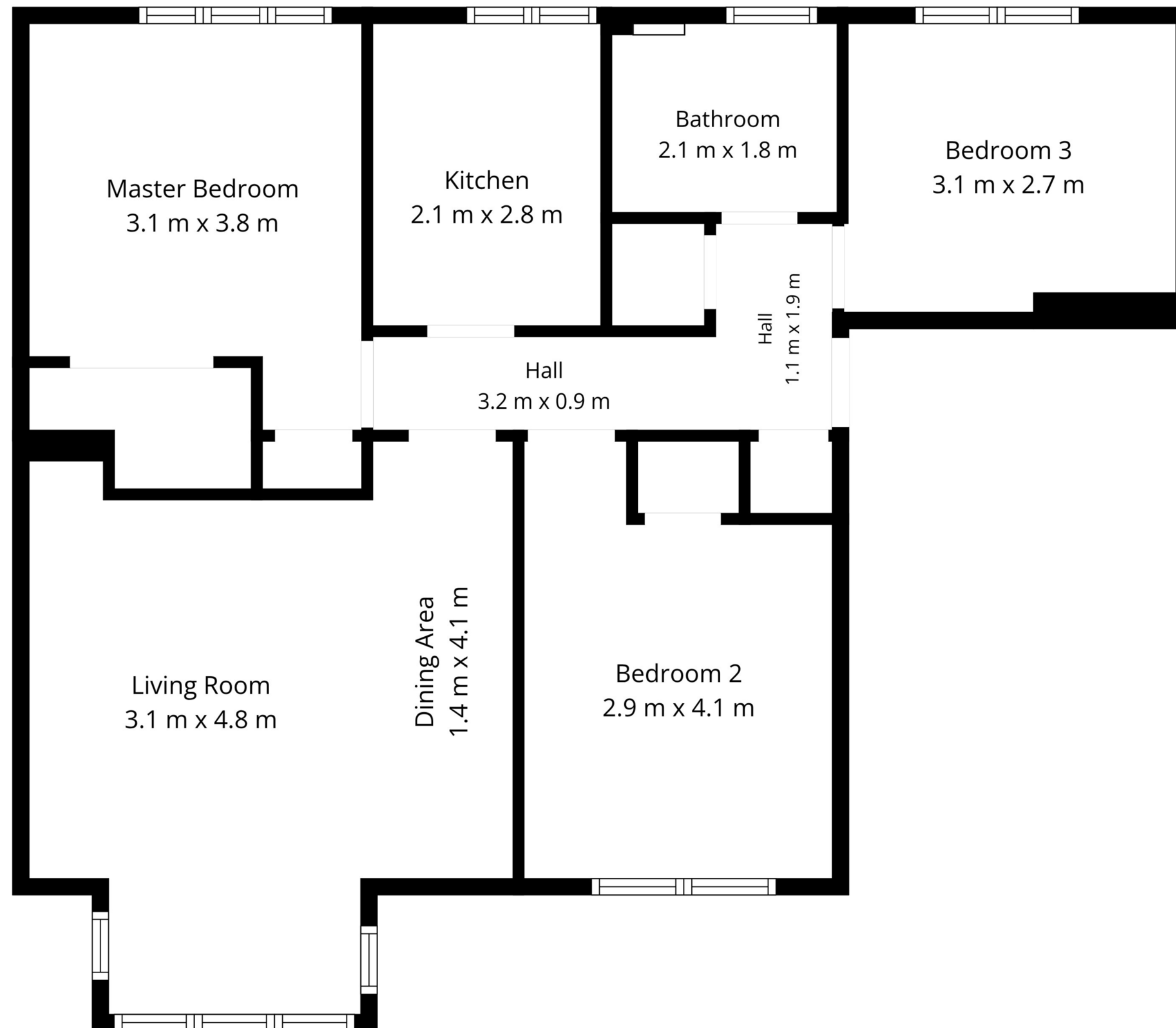


# Location

Nestled along the coast of the River Forth, High Valleyfield is a charming village that offers an appealing blend of affordability and convenience. Situated just a short drive from Dunfermline, it provides easy access to excellent transport links, making it a great choice for commuters to Edinburgh and Glasgow. The village boasts a strong sense of community, with local amenities including shops, schools, and leisure facilities, as well as beautiful green spaces like nearby Valleyfield Woodland Park. Whether you're a first-time buyer or looking for a family home, High Valleyfield offers a range of property options in a well-connected setting.







**TOTAL: 72 m2**  
Ground floor: 72 m2  
EXCLUDED AREAS: WALLS: 6 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.

