





Key Features

 3 Bedrooms

 1 Public

 2 Bathrooms

A superb 3-bed detached family home nestled in a peaceful, established residential neighbourhood just a short distance from Dunfermline's amenities and transport links. This more-spacious-than-it-looks property will appeal to growing families, couples looking to upsize, or buyers seeking comfort and character in a well-connected location.

Approaching the property you'll appreciate the private driveway and garage, offering excellent off-street parking and extra storage or workshop space. Inside, the living space feels warm and welcoming – perfect for relaxed evenings in or lively weekends entertaining guests. The heart of the home flows seamlessly from the living room into a well-proportioned kitchen and dining area, ideal for family meals and everyday living.

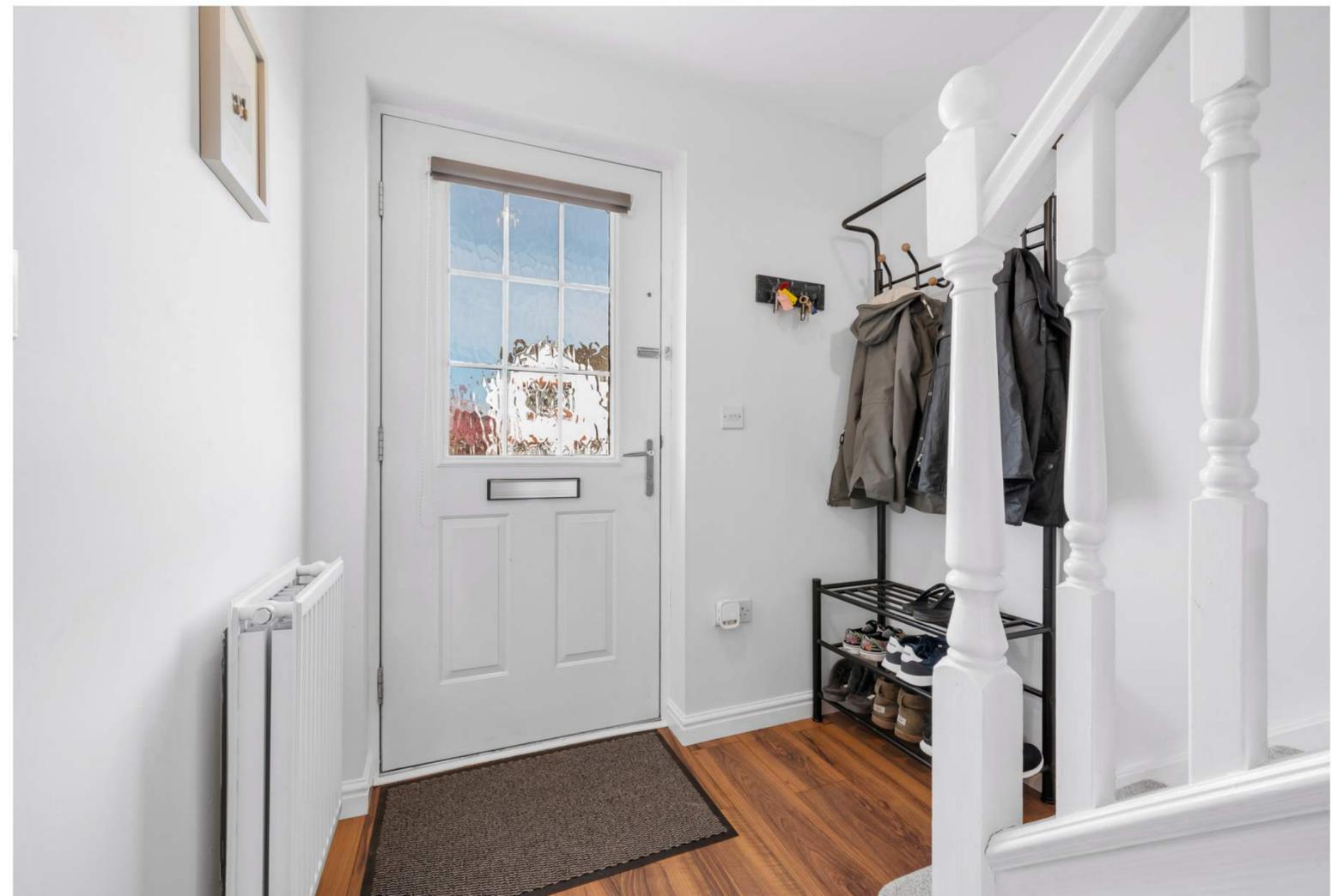
Upstairs are three comfortable bedrooms, each thoughtfully sized to accommodate family life, guest space, or a home office setup. The family bathroom completes this level, offering a bright and functional space for your morning routines.

Outdoor living really shines here. The private rear landscaped garden has been lovingly tended and enclosed to provide a lovely safe space for the owners' dogs to roam and relax, with a peaceful pond adding a touch of nature's charm. You'll also find a welcoming home for a hedgehog – a delightful touch for nature lovers.

Positioned within easy reach of excellent local schools, parks and shops, this address also benefits from strong transport links. Dunfermline boasts multiple railway stations including Dunfermline Queen Margaret and Dunfermline City, with regular services to Edinburgh and across the central belt, and the M90 motorway nearby provides fast access to the wider region – perfect for commuters and weekend explorers alike.

This address offers the ideal blend of comfortable family living, outdoor charm, and superb local convenience – perfect for your next chapter in Dunfermline. Don't miss the opportunity to make this delightful, move-in ready home your own.

Council Tax Band: E
EPC Rating: C





Location

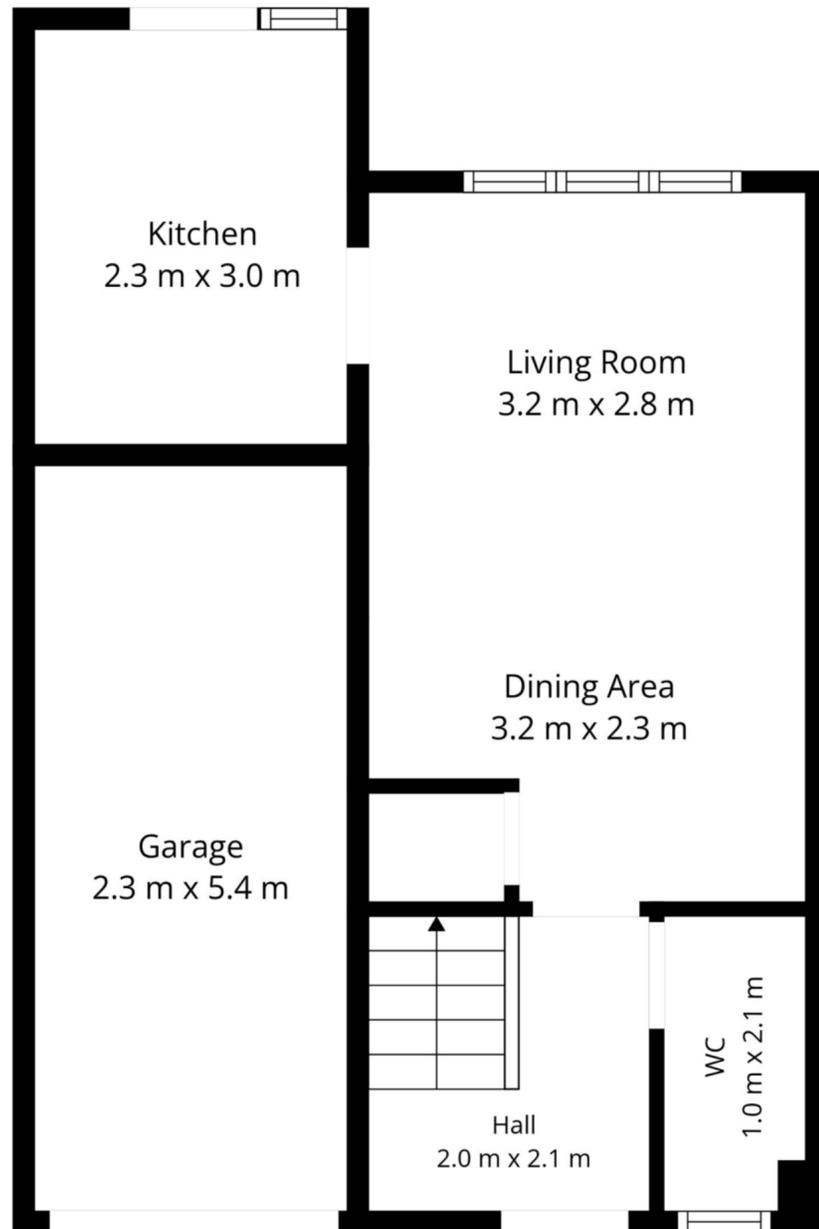
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and 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.

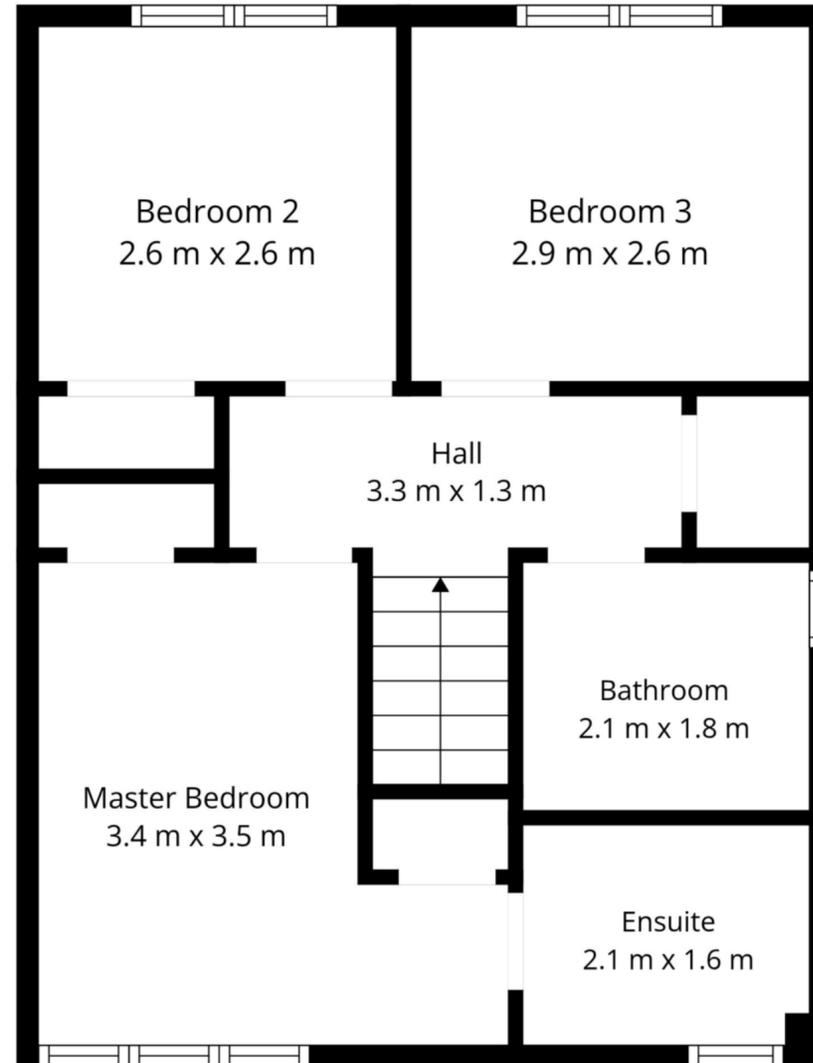
Dunfermline is exceptionally well-connected, with frequent rail services to Edinburgh (just 30 minutes away) and easy access to the M90, ensuring swift travel to Glasgow, Perth, and beyond. For international travel, Edinburgh Airport is a short drive away with Park and Ride facilities at Halbeath and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





Ground Floor



1st Floor

TOTAL: 71 m²

Ground floor: 30 m², 1st floor: 41 m²
 EXCLUDED AREAS: GARAGE: 12 m², WALLS: 10 m²

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



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

