



**Thorntons**   
The right way to move

14 Pit  
Lane,

Dunfermline, Fife  
KY12 9FJ



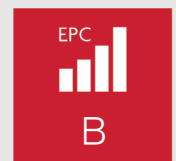
2



4



2



EPC

B





## Summary

Set in Dunfermline, within easy reach of Queen Anne High School and local amenities, the City Centre, Fife cycle and foot path, and Pittencrieff Park, this four-bedroom detached house is sure to appeal to many buyers, including families and professionals. There is double-car parking and a south-facing garden accessed via French doors from the living room, offering abundant natural light and outdoor appeal. Additionally, the home boasts a sunny dining kitchen, a versatile formal dining room (fifth bedroom), an en-suite shower room, and a bathroom. Extras: All fitted floor and window coverings, light fittings, and integrated appliances (hob, oven, and dishwasher) are included. The washer/dryer and American double-door fridge/freezer are available by separate negotiation.

## Features

- Modern detached house in Dunfermline
- Part of a modern new development
- Entrance hall with WC
- South-facing living room with French doors
- Versatile formal dining room/fifth bedroom
- Stylish dining kitchen with a sunny aspect
- Main bedroom suite with storage and shower room
- Three more sunny bedrooms with wardrobes
- Four-piece family bathroom
- Private rear garden with wide open green field and no overlooking at the back
- Private garage and driveway double-car parking
- Gas central heating and double glazing
- Approximately 5.5 years of NHBC remaining



“A generous family home in Dunfermline, with four bedrooms, two reception rooms, a dining kitchen, two bathrooms, and a guest WC.”











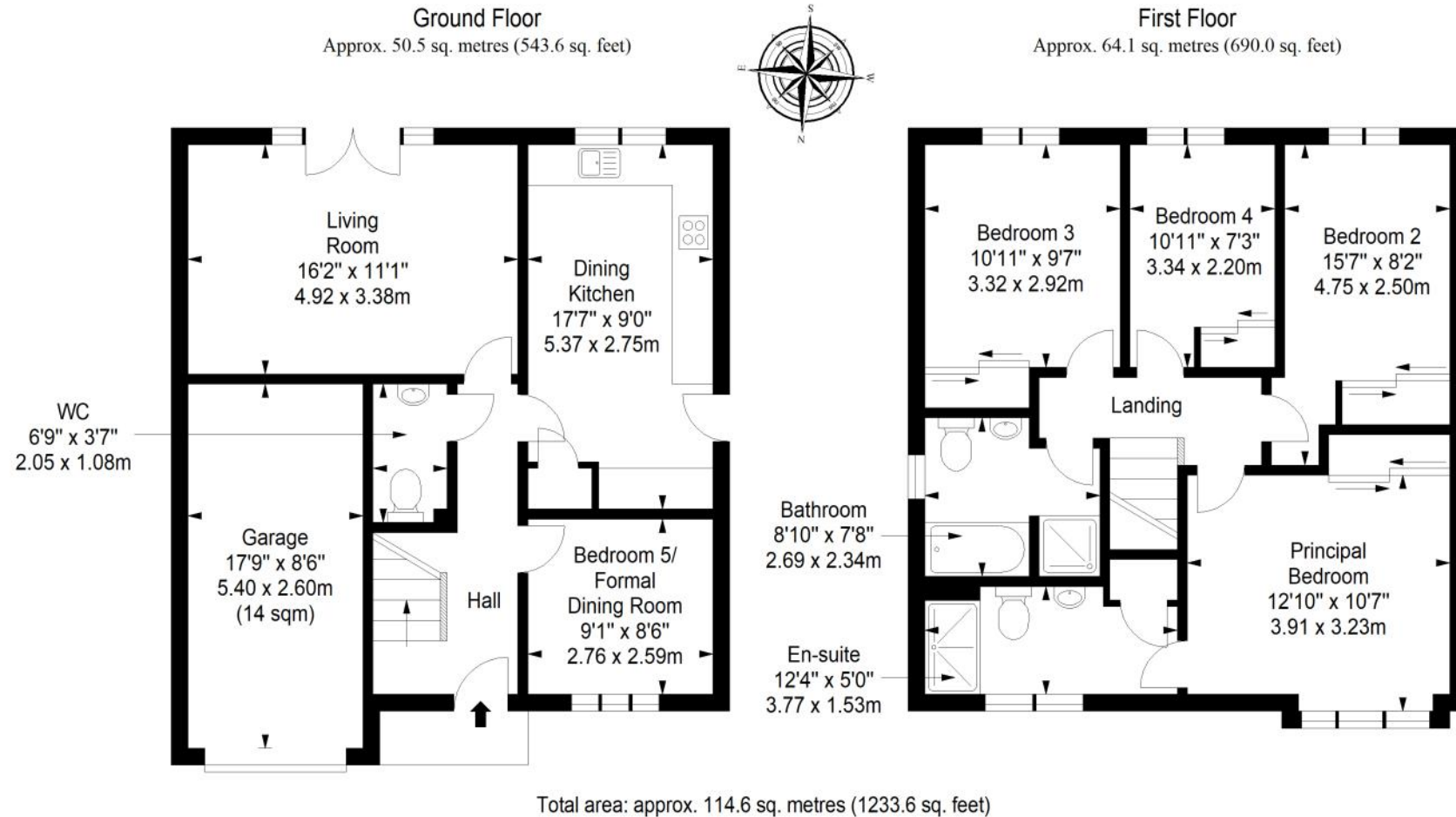
“Set within a family-friendly development, the property enjoys convenient off-street parking and a suntrap, secure garden with a lawn and patio seating space.”







# Floorplan





# Thorntons<sup>↑</sup>

The right way to move

## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutheea@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeaea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

Thorntons is a trading name of Thorntons Law LLP  
Regulated by The Law Society of Scotland