



63 Watson Place, Dunfermline, KY12 0DT
Offers Over £260,000



Key Features

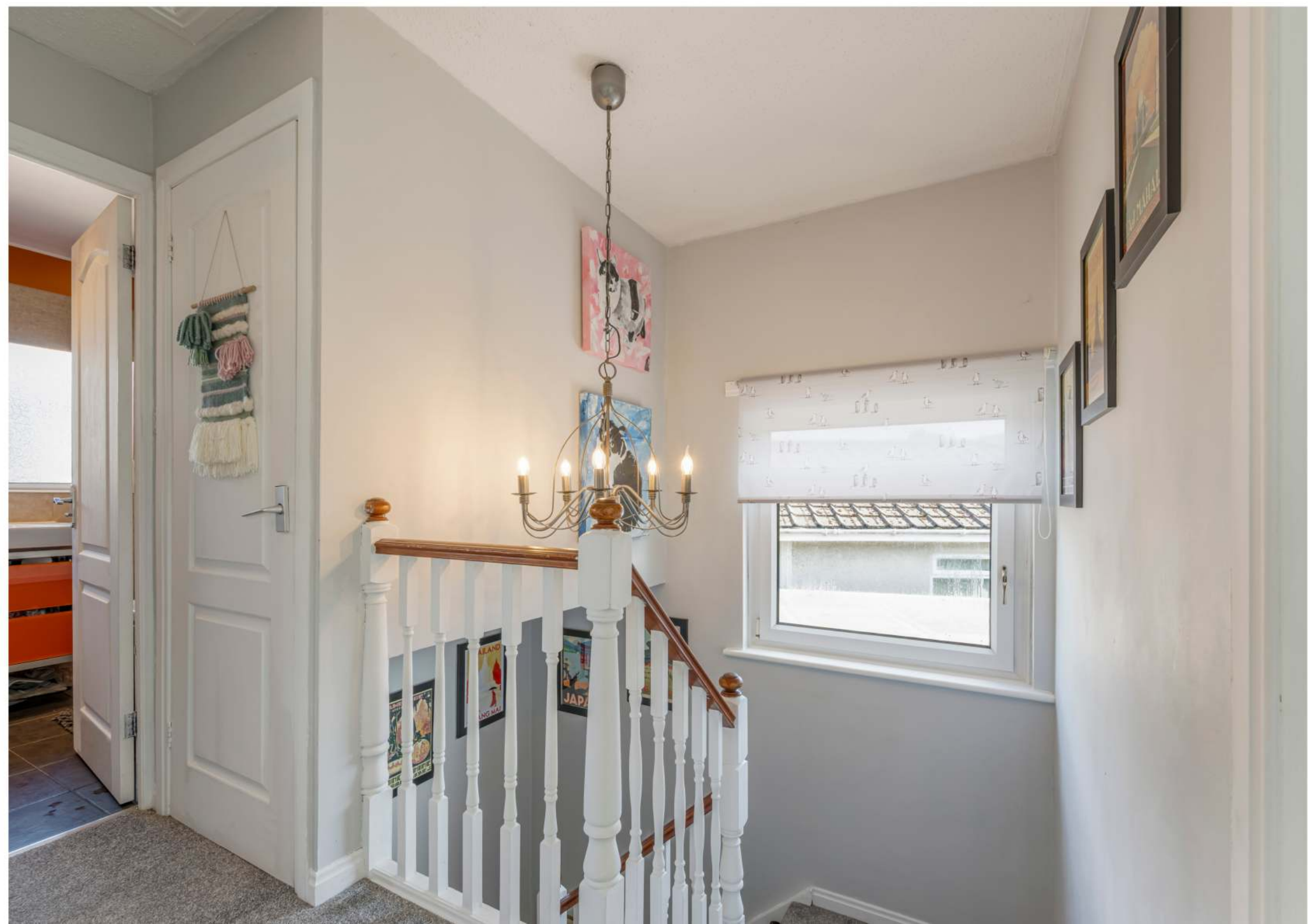
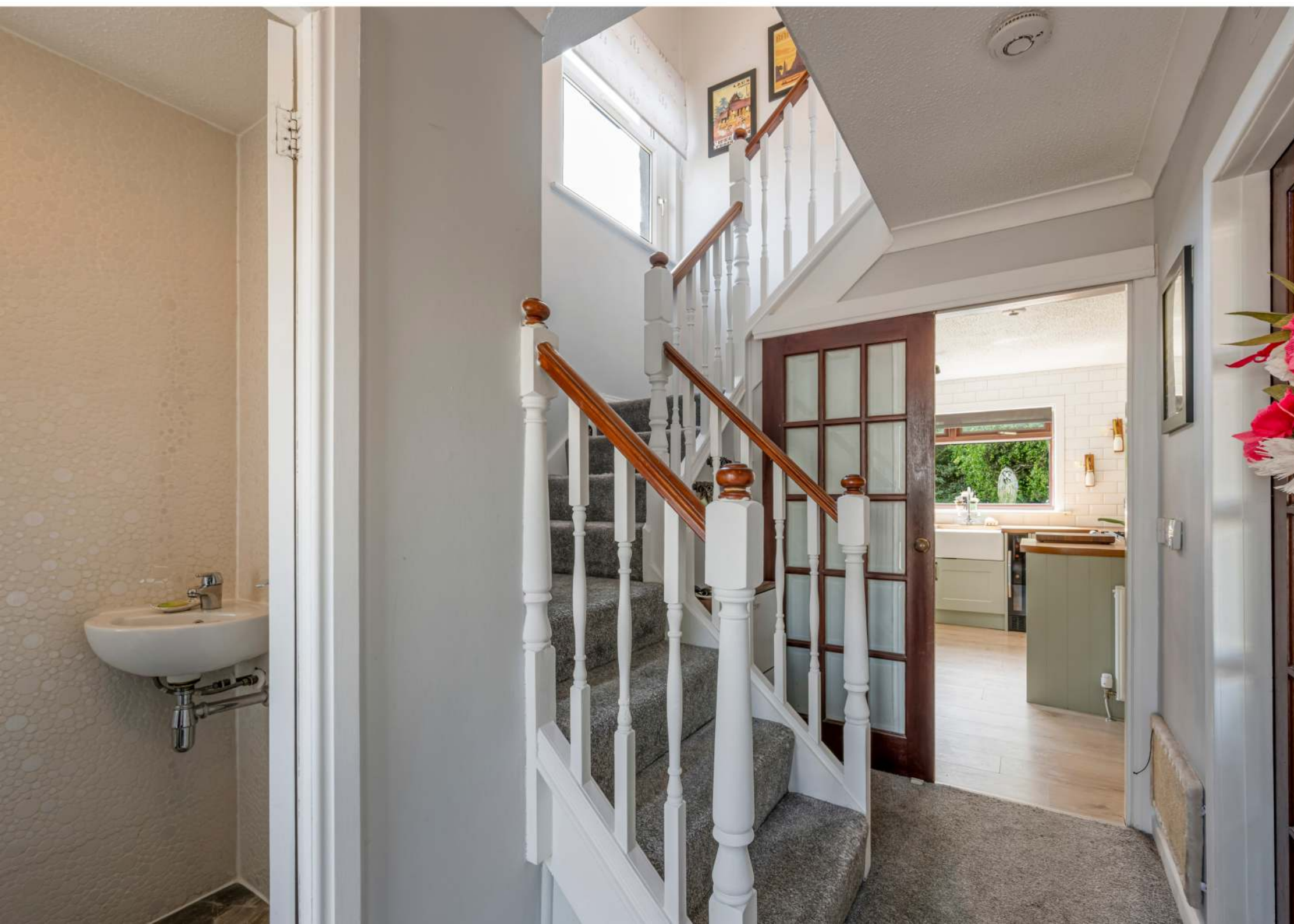
 3 Bedrooms

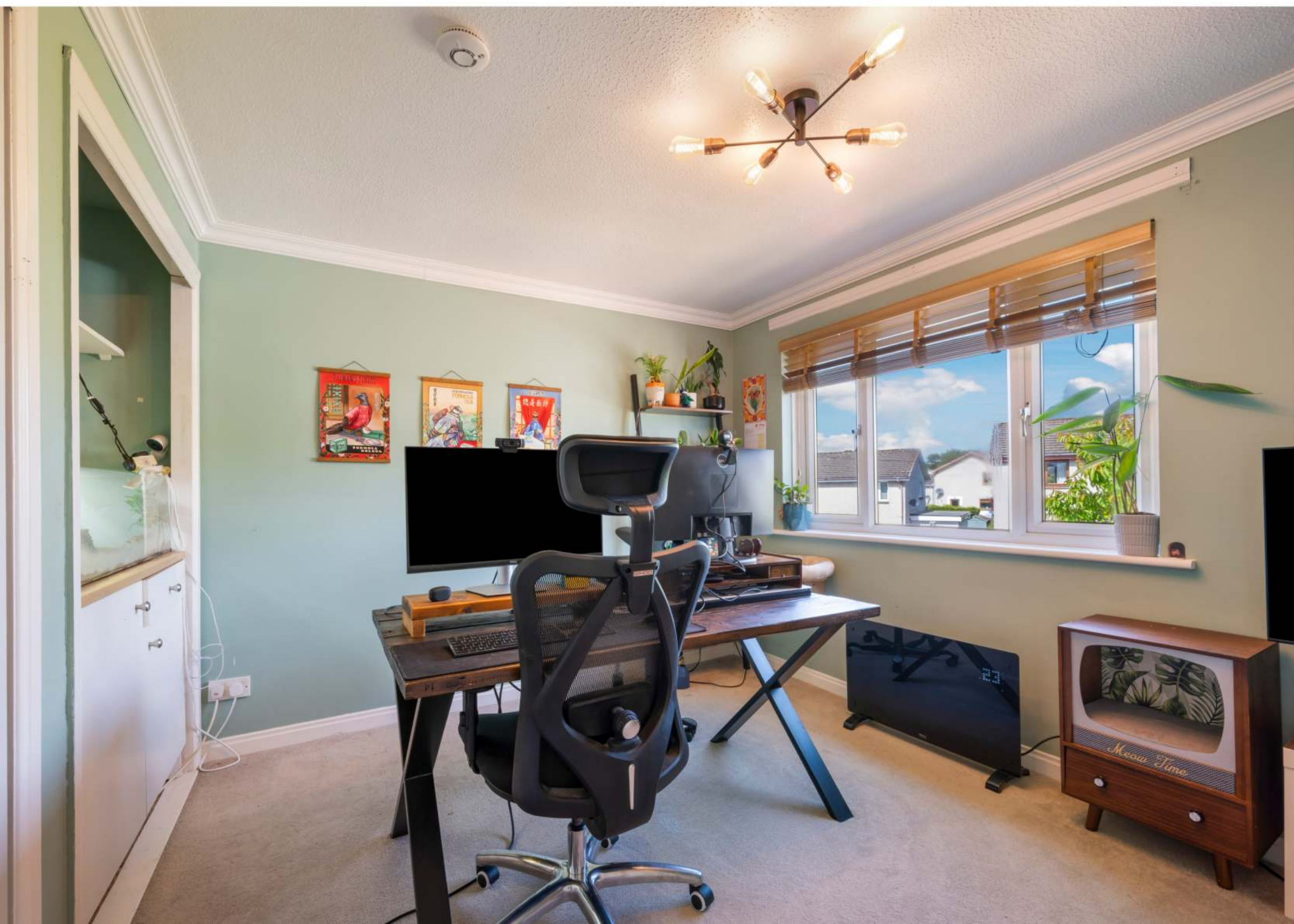
 2 Public

 1 Bathroom

- A spacious three bedroom detached villa located within close proximity of Dunfermline's City centre and walking distance to bus and rail links to Edinburgh and beyond.
- A fantastic family home, well-presented throughout with a variety of amenities close to hand.
- Entrance hall leading to WC.
- Full length living and dining room with feature fireplace. Patio doors leading through to South facing conservatory overlooking gardens.
- Contemporary kitchen with a range of base units, good worktop space, range style cooker and Belfast sink.
- Three good size bedrooms on the first floor with built-in storage available. Loft access and storage within the landing.
- Tiled family bathroom with three piece suite and rainfall shower over the bath.
- Fantastic, private and gardens to the rear with lawn and decked area, perfect for alfresco dining. Swedish, woodfired Hot Tub installed to rear, and additional shed storage. Rear gardens secured with cast iron and composite locking gate, creating a safe secure environment for children and pets.
- Large, newly installed driveway for multiple cars and detached single garage.
- Perfectly located for amenities via Dunfermline's City Centre, offering a variety of shops, restaurants and bars. Local convenience stores available with Fife Leisure Park on the outskirts of the city offering various coffee shops, leisure facilities and a ten-screen cinema.
- Outdoor leisure pursuits available at nearby Townhill Loch including watersports and scenic walks around the loch with accompanying café. For the keen golfer, Canmore Golf Course offers an 18 hole course with panoramic views towards Edinburgh and the Pentland Hills.
- Local primary and secondary schooling within easy access including catchment to Townhill Primary School and Queen Anne Secondary School.
- Viewing comes highly recommended to appreciate the fantastic family home located near Dunfermline's City Centre.







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.

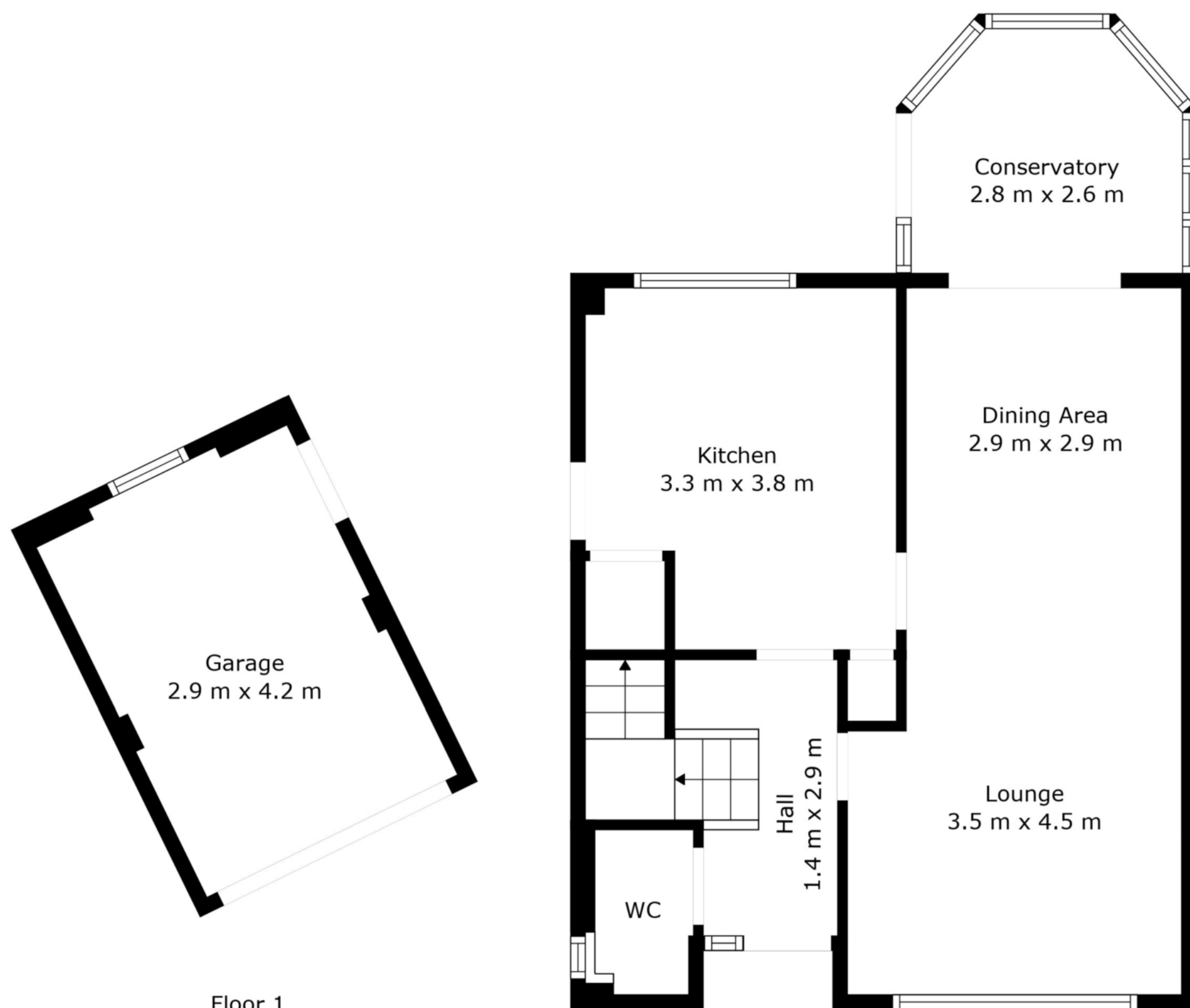
The city boasts excellent amenities, from a variety of high-street shops and independent boutiques to top-rated schools and a variety of leisure facilities. A wide range of restaurants, cafés, and traditional pubs, catering to every taste.

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.

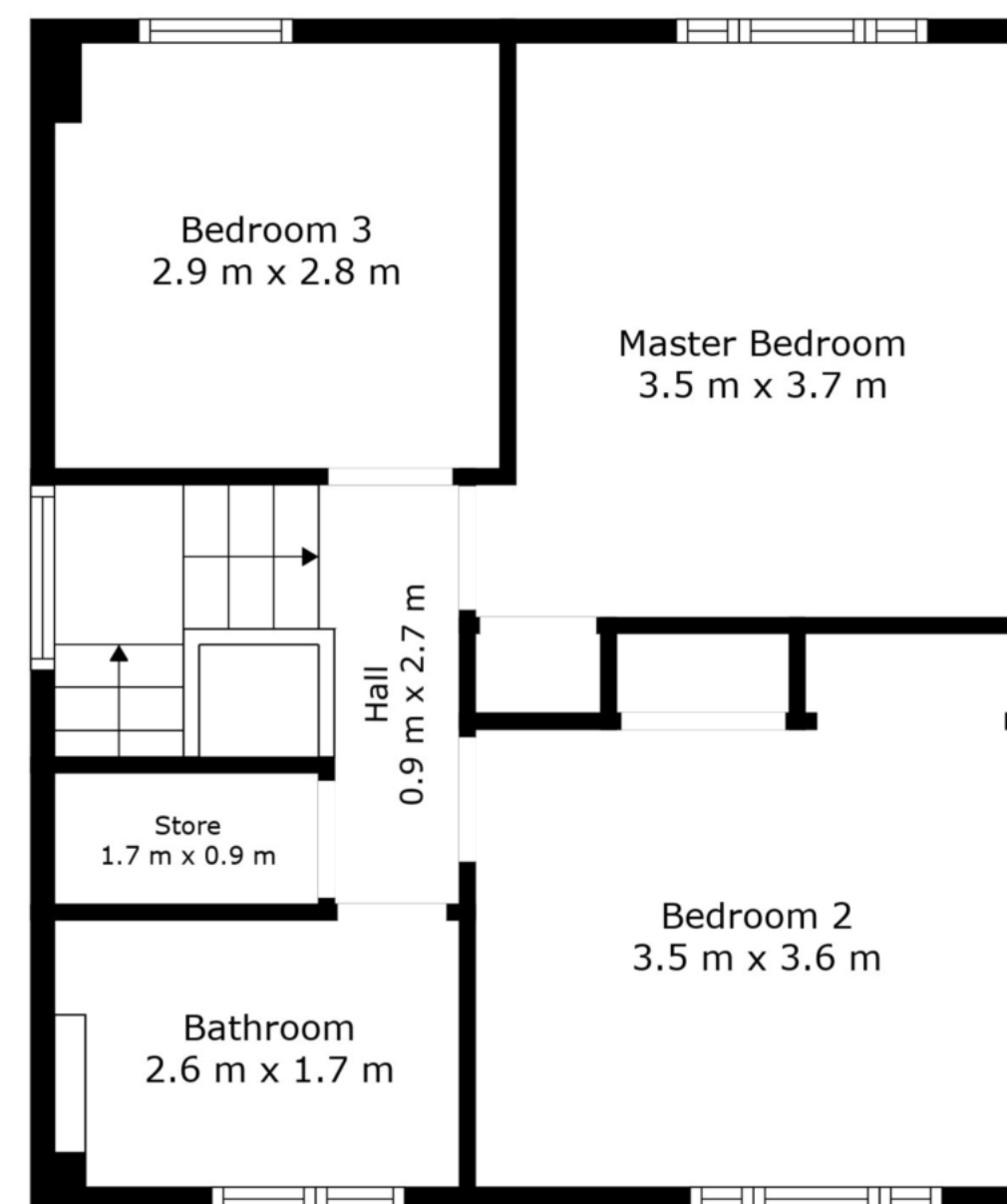
Whether you're looking for a bustling community, excellent transport links, or green spaces, Dunfermline offers a quality of life that's hard to beat.







Floor 1



Floor 2

TOTAL: 99 m2
 FLOOR 1: 52 m2, FLOOR 2: 47 m2
 EXCLUDED AREAS: GARAGE: 12 m2, WALLS: 13 m2

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



Enquiries

01383 629720

info@maloco.co.uk

maloco.co.uk



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

