



3 Masterton Farm Cottages, Dunfermline, KY11 8QJ
Offers Over £240,000



Key Features

 2 Bedrooms

 1 Public

 2 Bathrooms

- Masterton Cottage is a two-bedroom cottage set within a superb, elevated site boasting exceptional rural views towards the Firth of Forth and stunning views over the bridges.
- One of a limited number of homes accessed via the picturesque 'old' Masterton Road, a quiet no-through lane
- Perfectly suited for those seeking the tranquillity of rural life without compromising on urban convenience.
- Dunfermline's amenities close by as well as transport links via several local train stations, including Inverkeithing Railway Station offering a regular service to Edinburgh Waverly
- Additional transport links via Halbeath and Inverkeithing Park and Ride, with a regular service to Edinburgh Airport and the M90 motorway only a short drive from the property
- Various shops and leisure facilities within Duloch Park, various coffee shops and a ten-screen cinema at Fife Leisure Park and additional amenities via Dunfermline's City Centre
- Fully upgraded & modernised throughout with high-quality fixtures, fittings, and finishes throughout the property.
- Bright and spacious living dining area
- Contemporary kitchen comes fully equipped with a wide range of floor and wall mounted storage and integrated appliances. Separate pantry for convenience
- Tiled shower room with WC, hand wash basin and double shower available on the ground floor
- Spacious master bedroom with space for free standing wardrobes. Modern ensuite with WC, hand sink basin and free-standing bathtub
- Second double bedroom suitable for guests, or a home office setup
- Large Private Garden to the Side, featuring newly laid turfed lawn and decked seating area, ideal for outdoor living and entertaining
- Private residents parking available for several cars
- EPC – F
- Council Tax – B





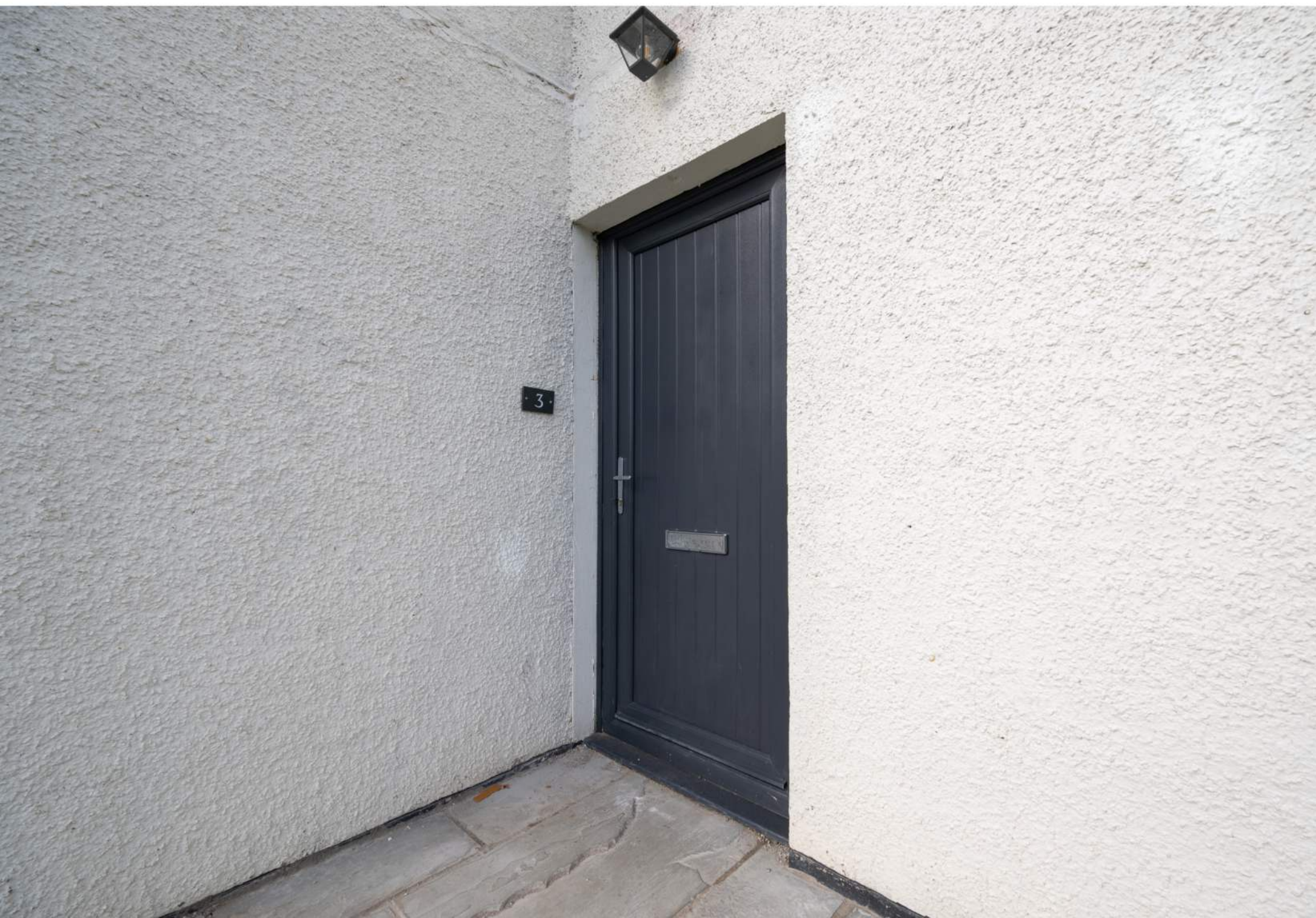
Location

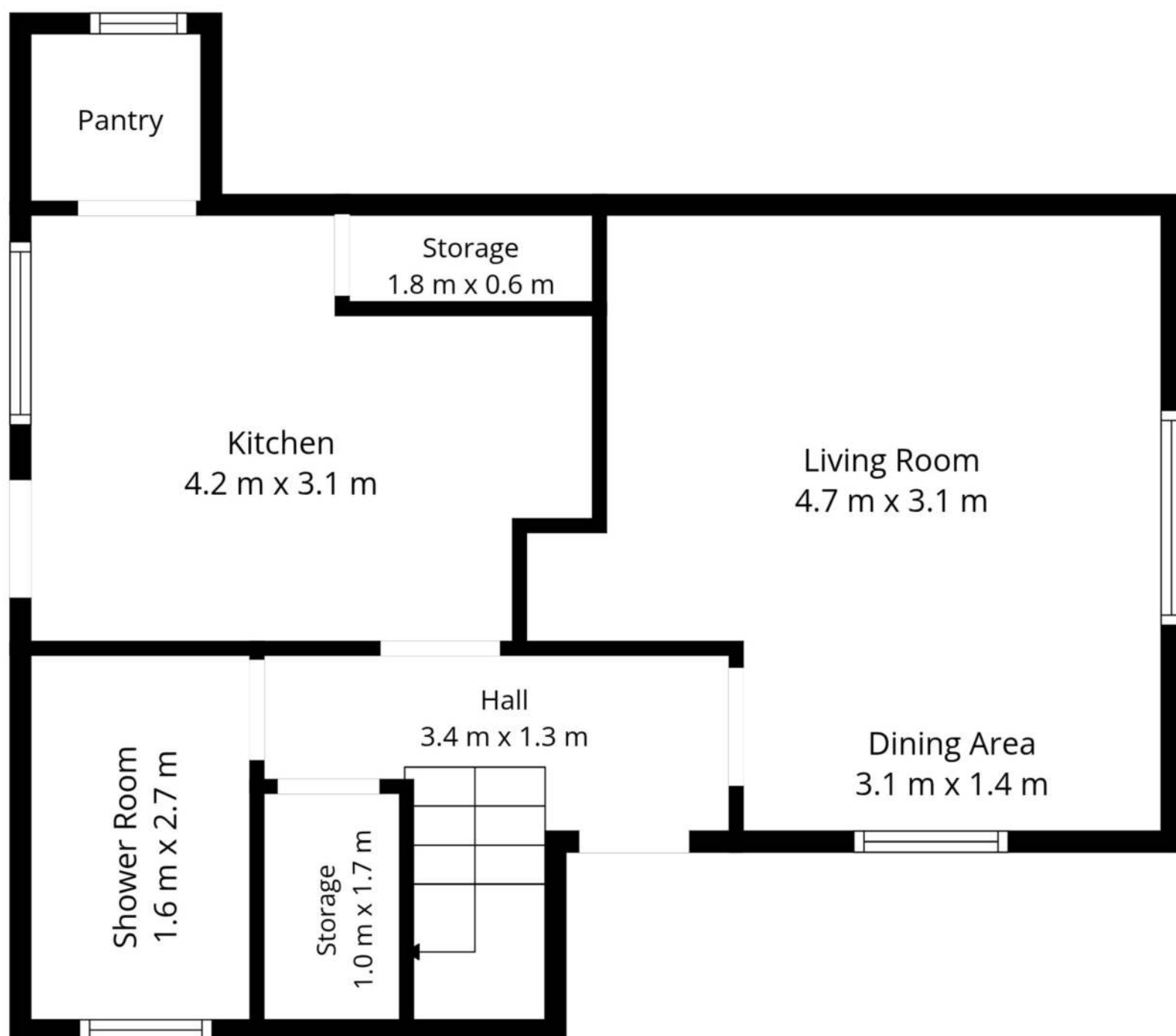
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and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

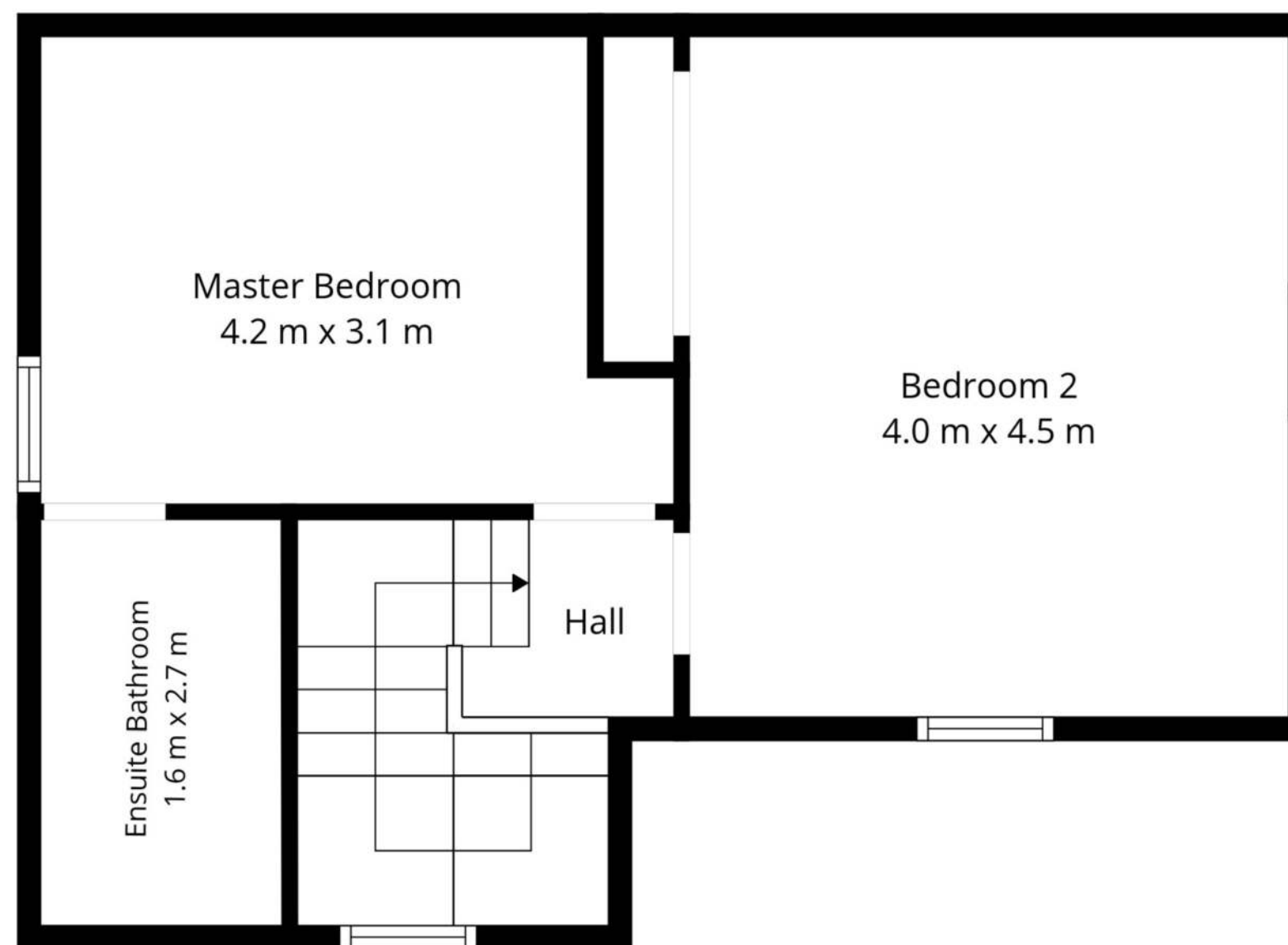
Dunfermline is exceptionally well-connected, with frequent rail services to Edinburgh (just 30 minutes away) and easy access to the M90, ensuring swift travel to Glasgow, Perth, and beyond. For international travel, Edinburgh Airport is a short drive away with Park and Ride facilities at Halbeath and 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: 84 m²
 FLOOR 1: 42 m², FLOOR 2: 42 m²
 EXCLUDED AREAS: STORAGE: 3 m², LOW CEILING: 1 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.

