





Key Features

 2 Bedrooms

 1 Public

 1 Bathroom

An immaculate two-bedroom terraced villa situated within a popular residential setting to the North of Dunfermline Town centre. The property would suit those looking for a first time home with no upgrades required. Amenities are available via Dunfermline Town centre with primary and secondary schooling available nearby. Dunfermline town offers a range of amenities which are within walking distance of this property including Carnegie Leisure Centre, restaurants, shops, pubs and public parks. The property is ideal for transport links via road and rail with Dunfermline Railway station and the M90 motorway offering easy access to Edinburgh, Glasgow and the Central Belt.

Internally the accommodation comprises of a bright and spacious front facing lounge. To the rear, the modern breakfasting kitchen provides a practical and sociable space, with room for casual dining and direct access to the garden area. A useful storage cupboard and a convenient WC complete the ground floor accommodation. First floor offers two well-sized bedrooms, including a generous master bedroom and a comfortable second bedroom which is perfect for guests, a home office, or a child's room with fitted wardrobes available in both bedrooms. A modern family bathroom with three-piece suite and shower over bath completes the internal accommodation.

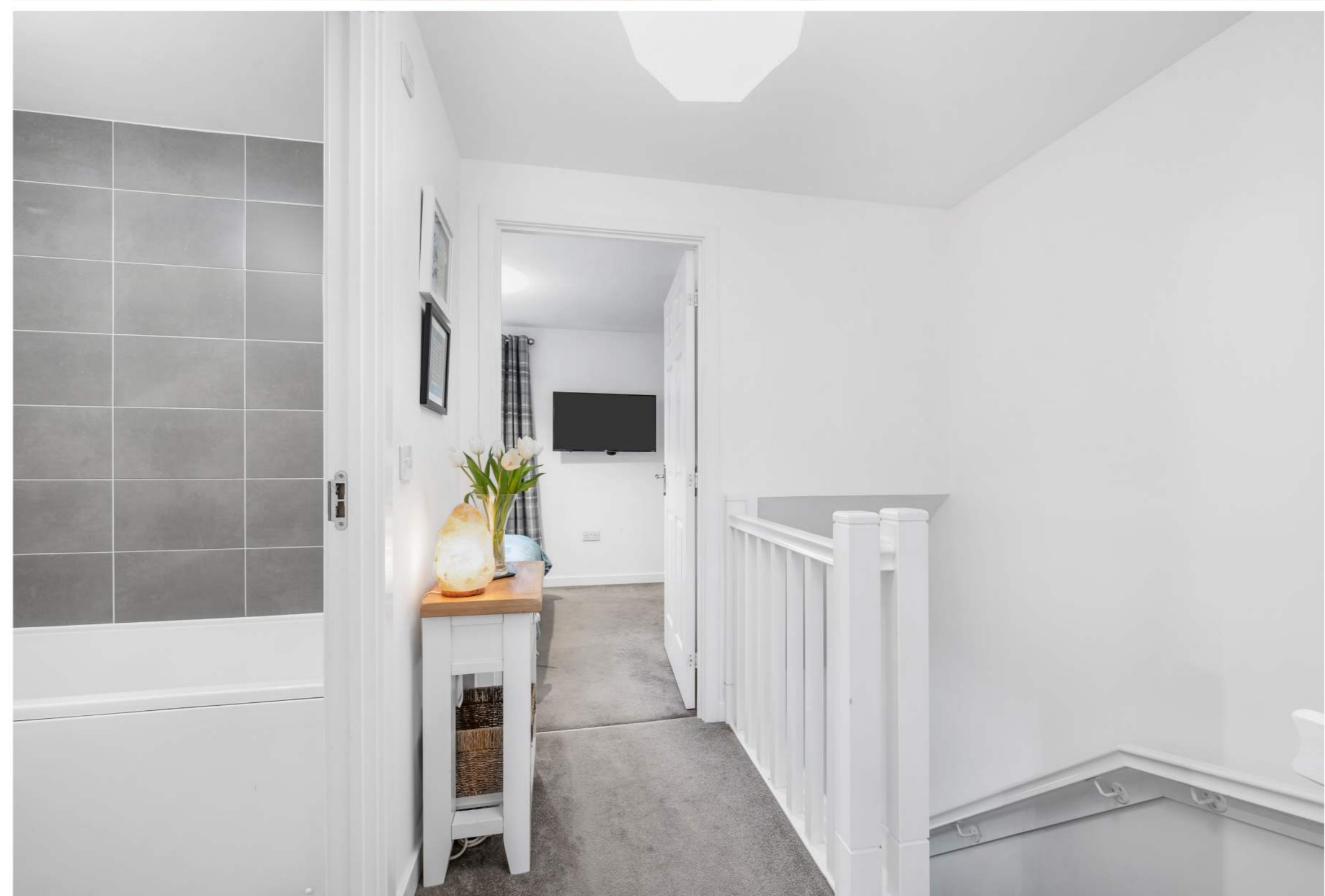
Beautiful rear garden, easily maintained and ideal for relaxing and entertaining.

Driveway to front with parking for two cars.

EPC Rating – C

Council Tax – D

Factoring - RMG Scotland





Location

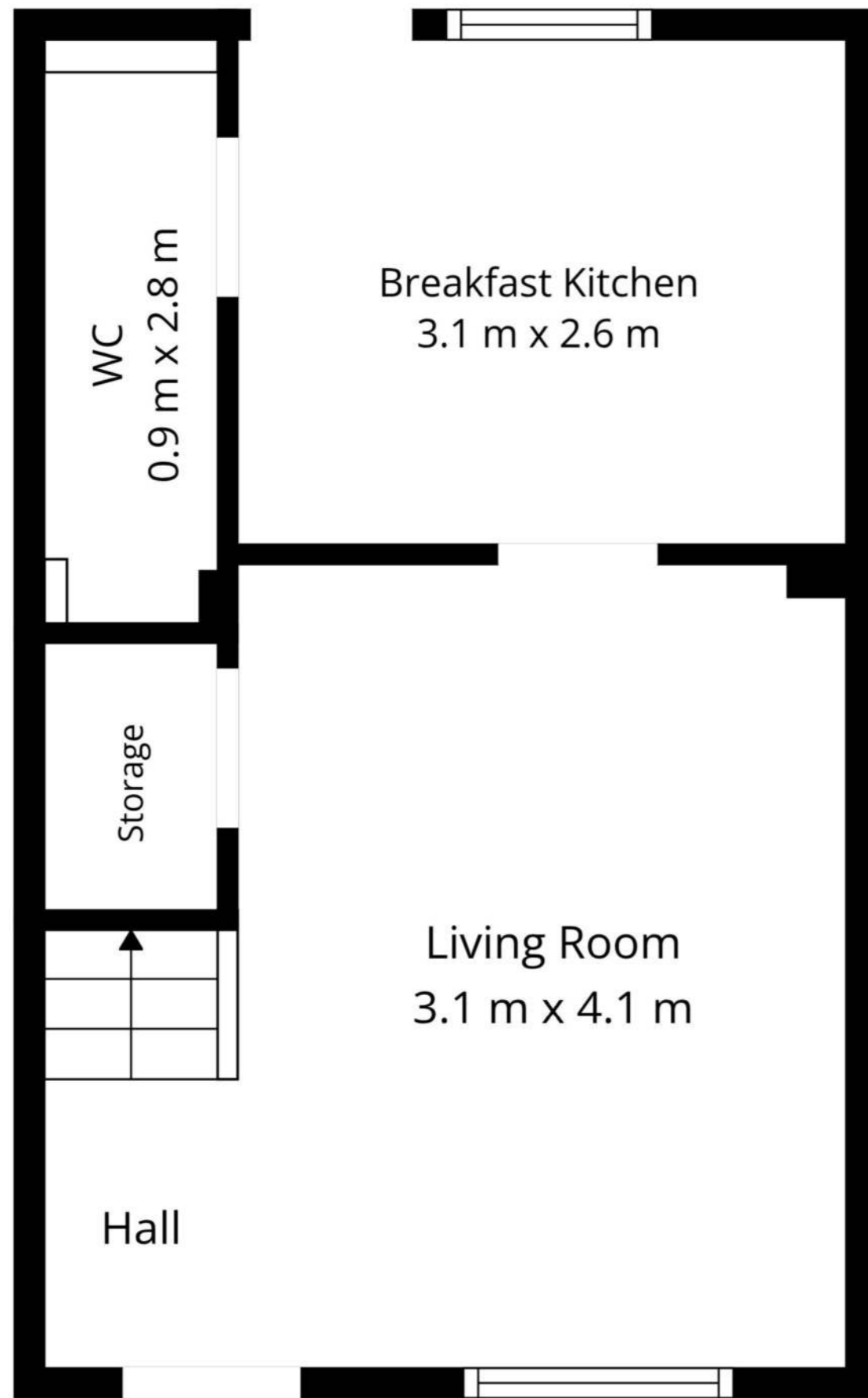
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and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

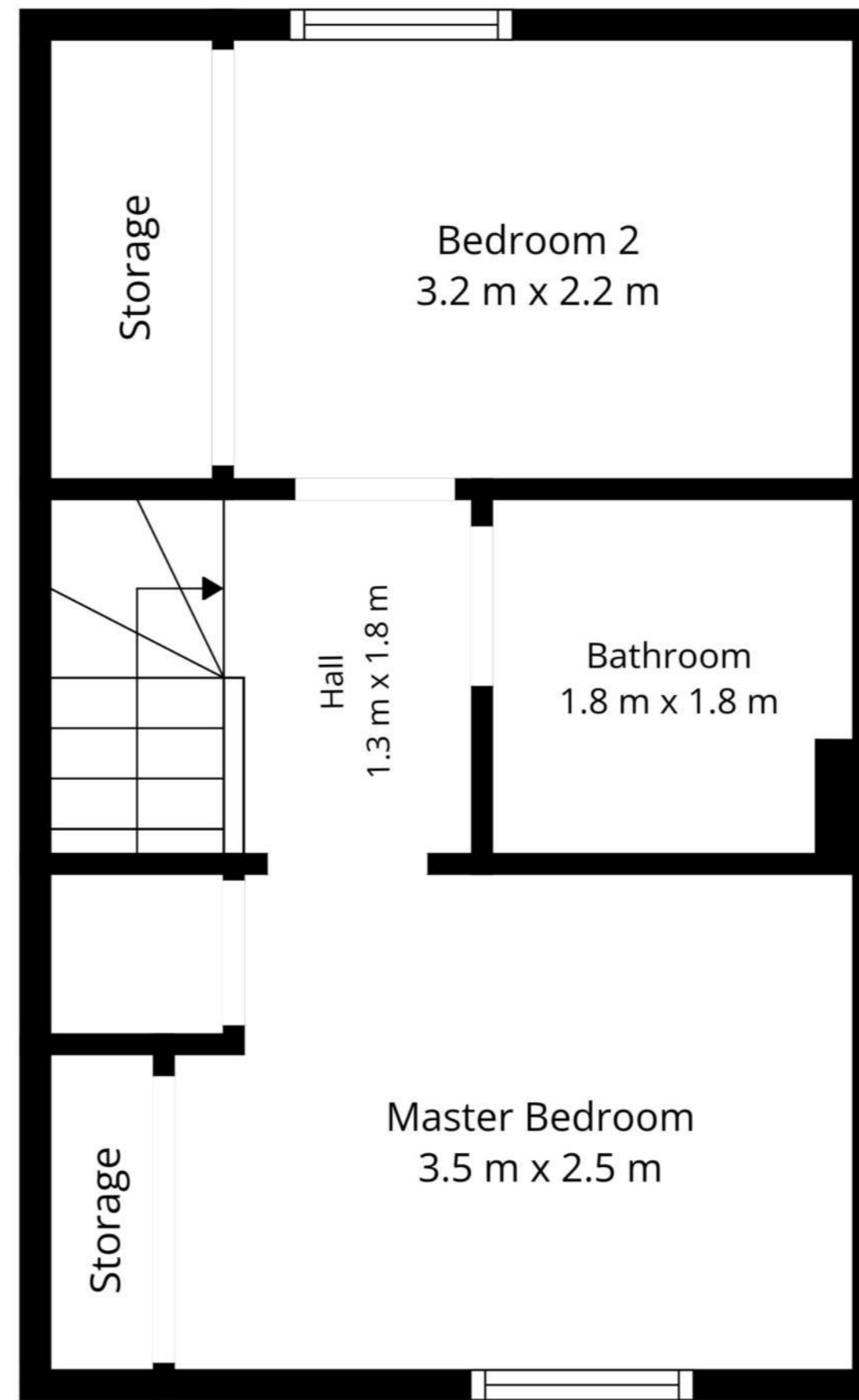
Dunfermline is exceptionally well-connected, with frequent rail services to Edinburgh (just 30 minutes away) and easy access to the M90, ensuring swift travel to Glasgow, Perth, and beyond. For international travel, Edinburgh Airport is a short drive away with Park and Ride facilities at Halbeath and 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: 56 m²
 Ground floor: 28 m², 1st floor: 28 m²
 EXCLUDED AREAS: WALLS: 4 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.

