



maloco
mowat
parker

18 Sunnybraes Terrace, Steelend, KY12 9NE



Key Features

 2 Bedrooms

 1 Public

 1 Bathroom



A charming upper 2 bed villa with its own main door entrance, this delightful home sits in the heart of the peaceful Steelend village - a great choice for first-time buyers, commuters or anyone seeking a slice of village life with the conveniences of nearby urban centres.

Step inside to find a thoughtfully upgraded interior with a modern kitchen and shower room, both finished with contemporary fixtures and a bright, fresh feel. The lounge welcomes you with space to relax and flows beautifully into a versatile second bedroom - currently used as a home gym - giving options for work, rest or play. The large master bedroom is a peaceful retreat, with room for wardrobes and plenty of natural light.

One of the standout features here is the open outlook to the rear, where you'll enjoy undisturbed views across private gardens that wrap around the side and rear of the home. There's plenty of space outside for seating, gardening or simply soaking up the sunshine.

Parking is easy too, with a private driveway and plenty of on-street parking available for guests.

Steelend itself has a strong community feel and is surrounded by unspoilt countryside, perfect for walking and enjoying the outdoors. Local amenities can be found a short stroll away in nearby Saline, including shops, a primary school and a golf course - and for wider shopping, dining and leisure facilities, Dunfermline is just under 6 miles away. For commuters, there's excellent connectivity with regular trains from Dunfermline into Edinburgh, frequent bus services and quick access to the M90 motorway for travel across central Scotland.

This home is a lovely blend of tranquillity and practicality - bright, welcoming and full of potential.

EPC Rating: C
Council Tax Band: A



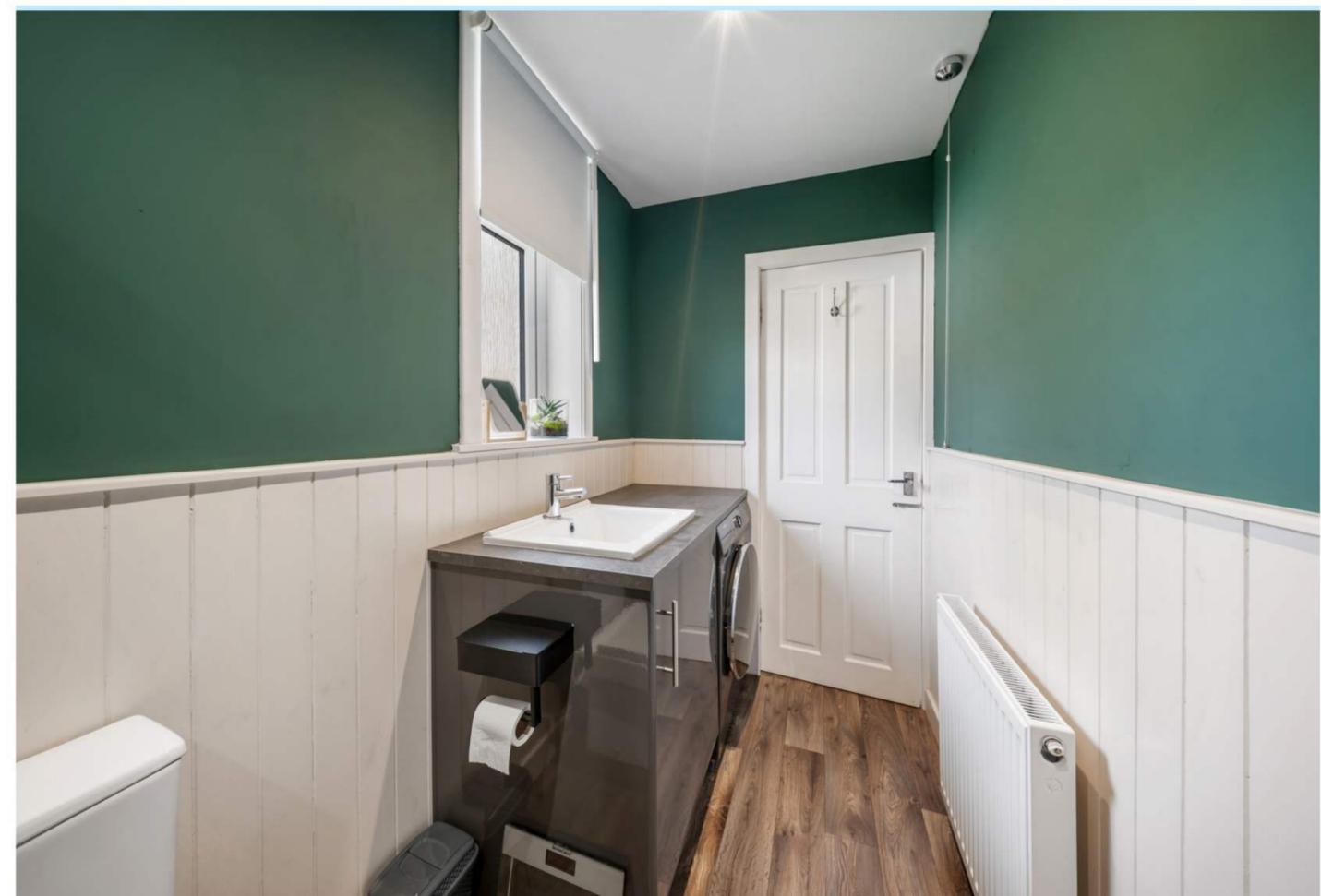
Location

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.

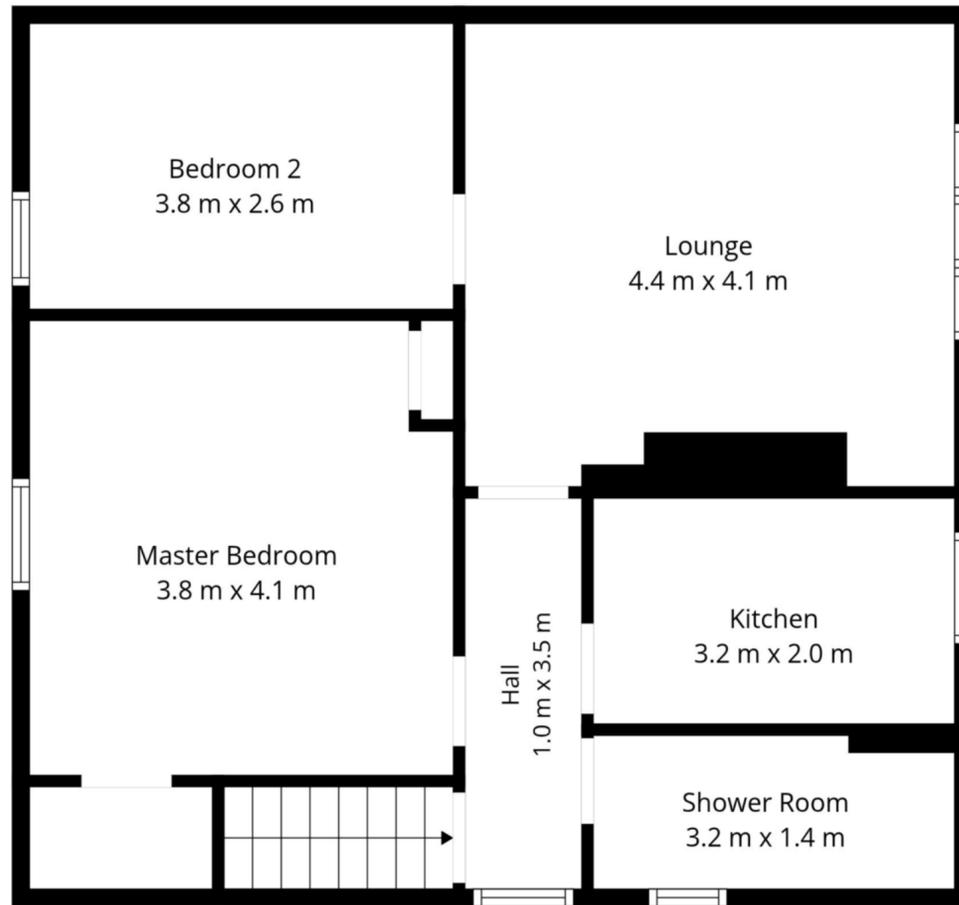
The city boasts excellent amenities, from a variety of high-street shops and independent boutiques to top-rated schools and a variety of leisure facilities. A wide range of restaurants, cafés, and traditional pubs, catering to every taste.

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.

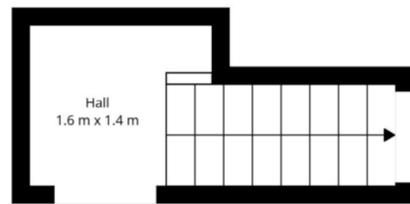
Whether you're looking for a bustling community, excellent transport links, or green spaces, Dunfermline offers a quality of life that's hard to beat.







1st Floor



Ground Floor

TOTAL: 68 m2

Ground floor: 4 m2, 1st floor: 64 m2

EXCLUDED AREAS: WALLS: 6 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.

