





Key Features

 3 Bedrooms

 2 Public

 1 Bathroom

- Spacious, three-bedroom semi-detached villa with front and rear gardens and benefitting from off street parking
- Popular residential setting, within easy access to a variety of amenities including primary and secondary schooling, various convenience shops and doctors' surgery, all within walking distance
- Within walking distance of Dunfermline train station, offering regular services to and from Edinburgh as well as a regular bus route in and out of Edinburgh City Centre
- Entrance vestibule leading to internal hallway
- Spacious lounge to the front with fireplace
- Breakfast kitchen offering base and wall units and a mixture of white goods and access onto gardens
- Dining room currently utilised as a fourth bedroom
- Three good size bedrooms on the first floor with built in wardrobe space available in bedroom three
- Modern family bathroom with three-piece suite
- Spacious gardens to the front and rear of the property all laid to lawn
- Large driveway with space for multiple cars
- An excellent family home full of potential and viewing comes highly recommended





Location

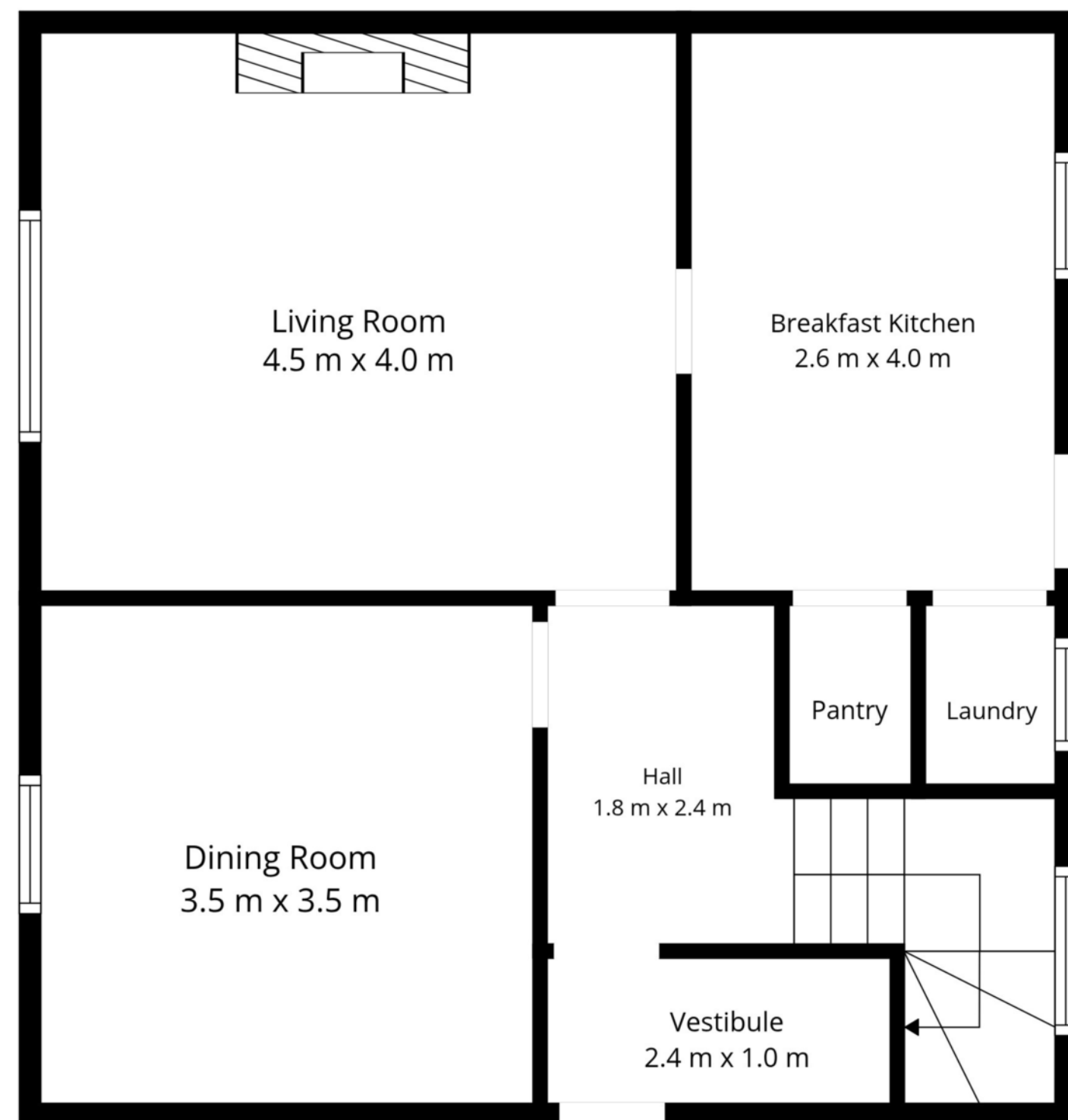
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and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

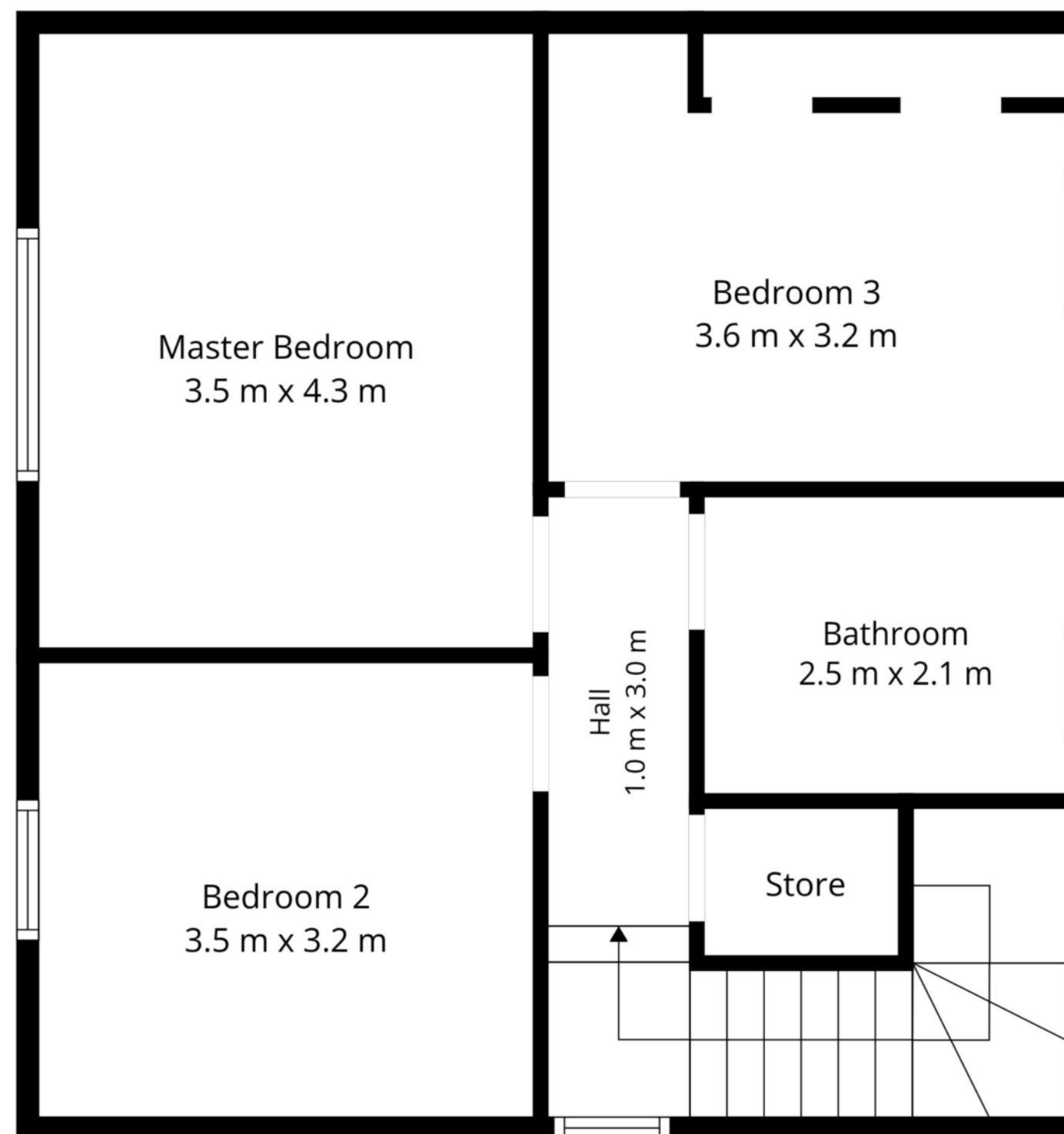
Dunfermline is exceptionally well-connected, with frequent rail services to Edinburgh (just 30 minutes away) and easy access to the M90, ensuring swift travel to Glasgow, Perth, and beyond. For international travel, Edinburgh Airport is a short drive away with Park and Ride facilities at Halbeath and 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: 110 m2
Ground floor: 55 m2, 1st floor: 55 m2
EXCLUDED AREAS: 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.