













# Key Features

 2 Bedrooms

 1 Public

 1 Bathroom

- A spacious, two-bedroom end terraced villa, situated within a popular residential setting and conveniently located for local amenities
- A perfect first time home
- Excellent location for schooling and amenities with shops, restaurants and leisure facilities all within a close vicinity
- Walking distance from primary and secondary schooling
- Easy access to the M90 for road links to Edinburgh and Perth and Dunfermline offers two railway stations with an additional main line station at nearby Inverkeithing
- Full length lounge diner with French doors leading onto gardens
- Galley style kitchen with a range of floor and wall mounted storage, room for white goods and access out onto rear gardens
- Two double bedrooms with built in storage available
- Modern, tiled family bathroom with three-piece suite and shower over bath
- Enclosed rear gardens with lawn and decked area
- Ample on street parking available
- Gas central heating and double glazing
- EPC – C
- Council Tax - B





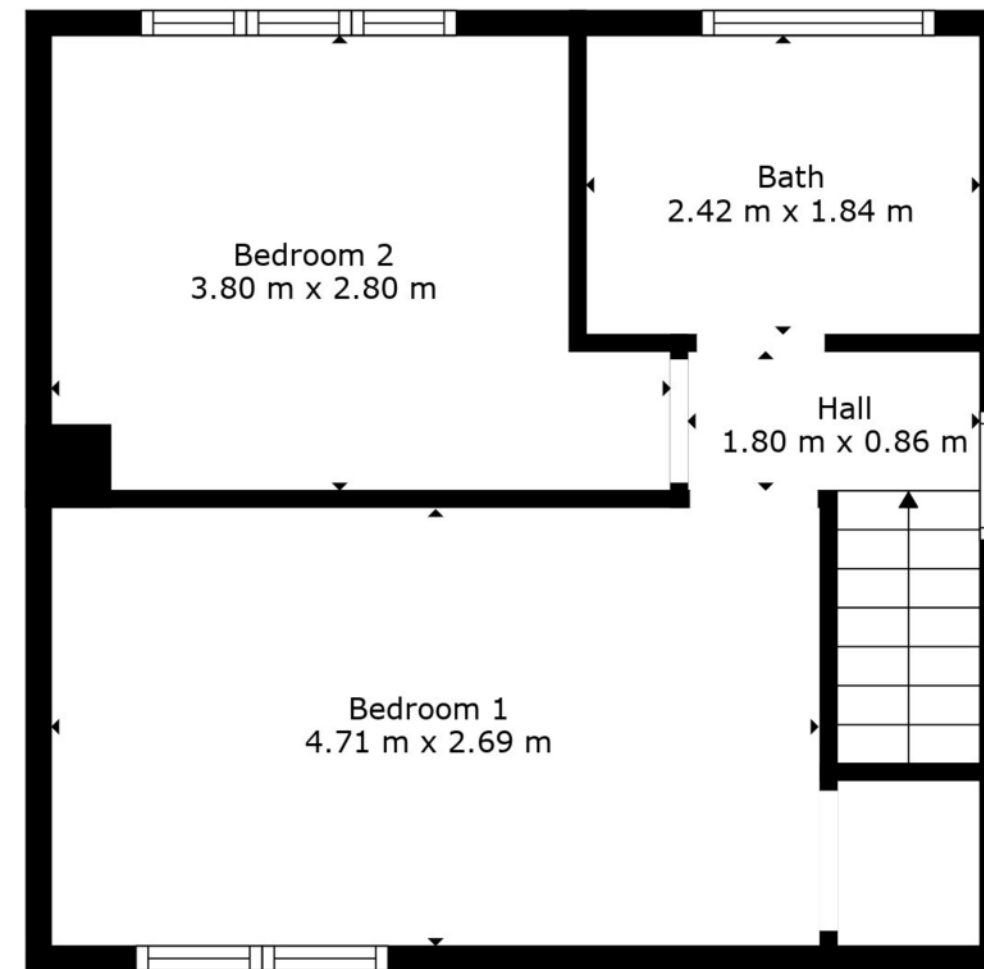
# Location

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.

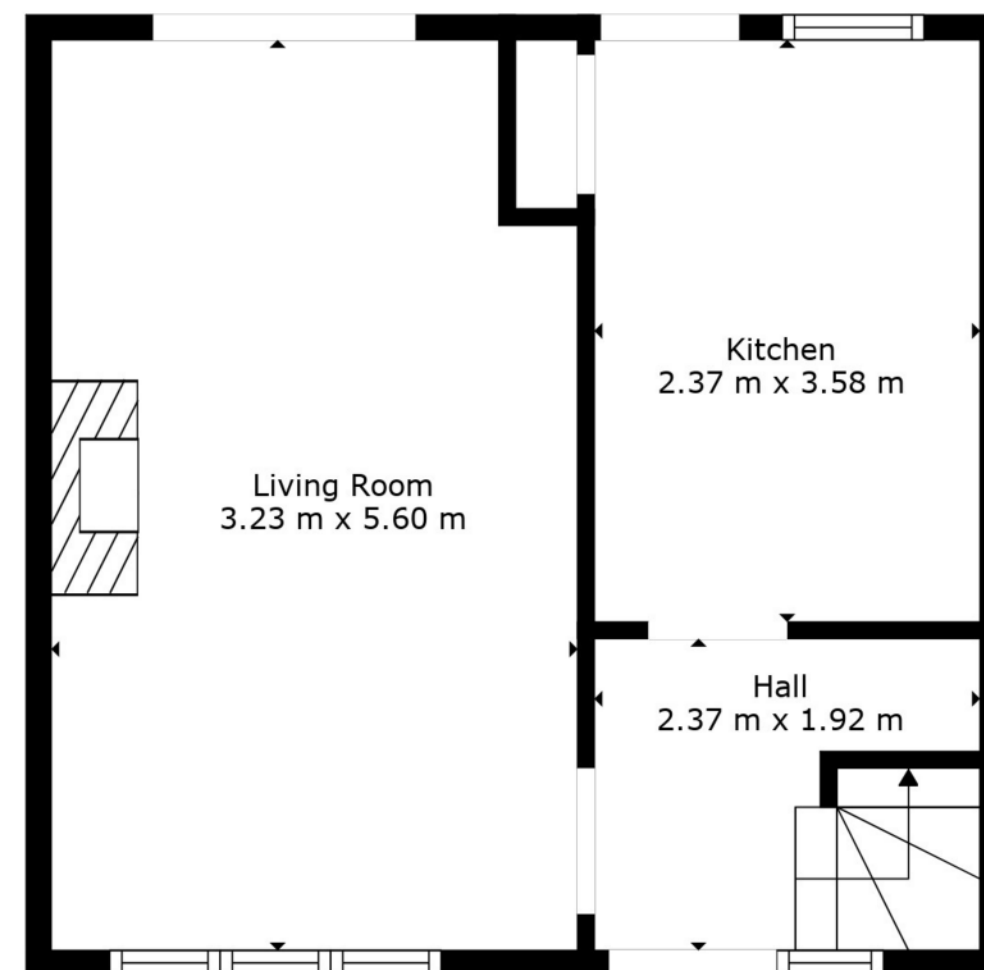
Dunfermline is exceptionally well-connected, with frequent rail services to Edinburgh (just 30 minutes away) and easy access to the M90, ensuring swift travel to Glasgow, Perth, and beyond. For international travel, Edinburgh Airport is a short drive away with Park and Ride facilities at Halbeath and 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 2



Floor 1

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



## Enquiries

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