





Key Features

 2 Bedrooms

 1 Public

 2 Bathrooms

- A two-bedroom cottage set within a superb, elevated site boasting exceptional rural outlooks
- 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
- 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
- Private gardens to the rear with additional raised decking to the front

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.





1st Floor



2nd Floor



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



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