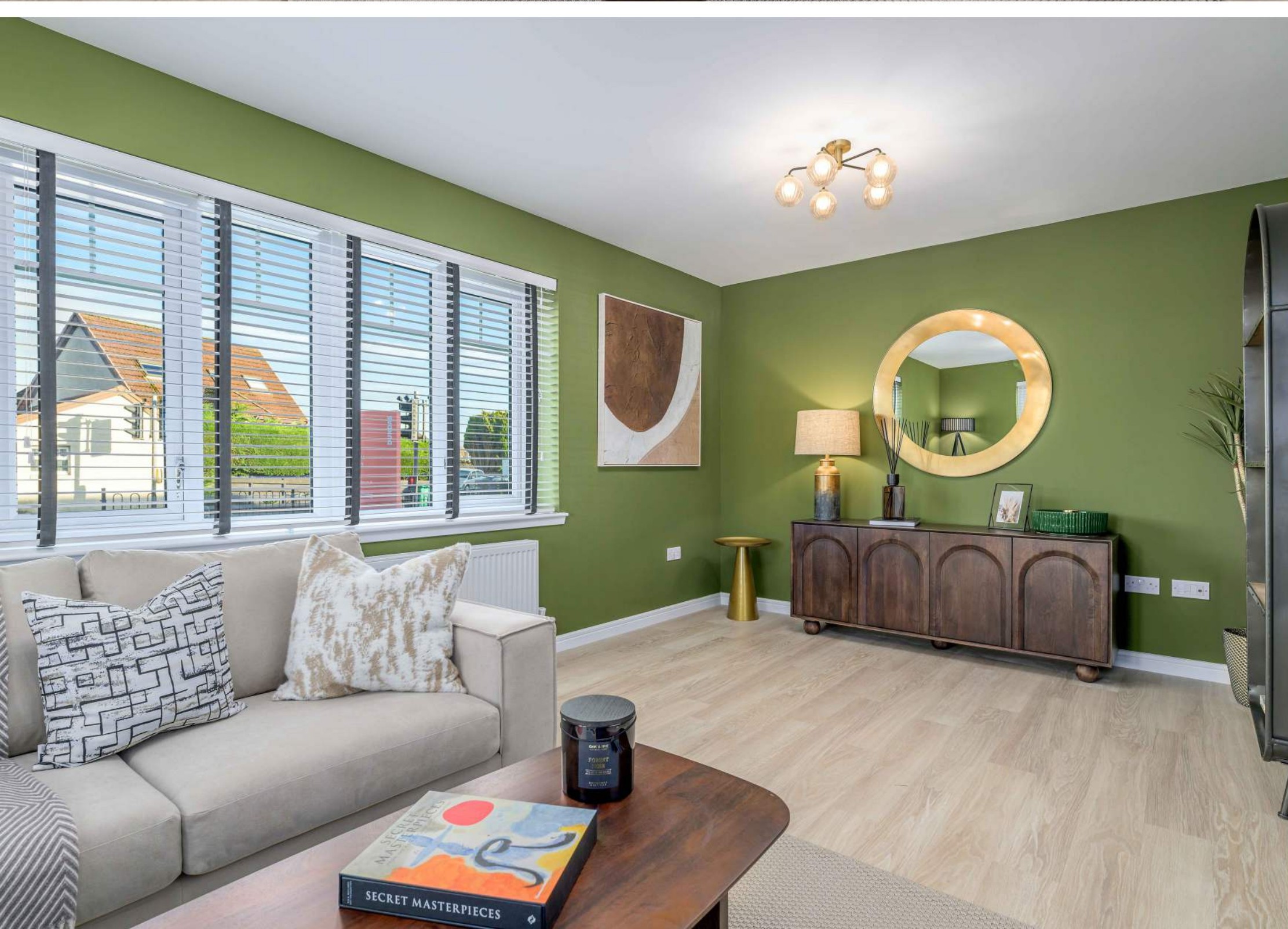




**Sidlaw**, The Railways, Dunfermline, KY12 9FB  
Fixed Price £334,995





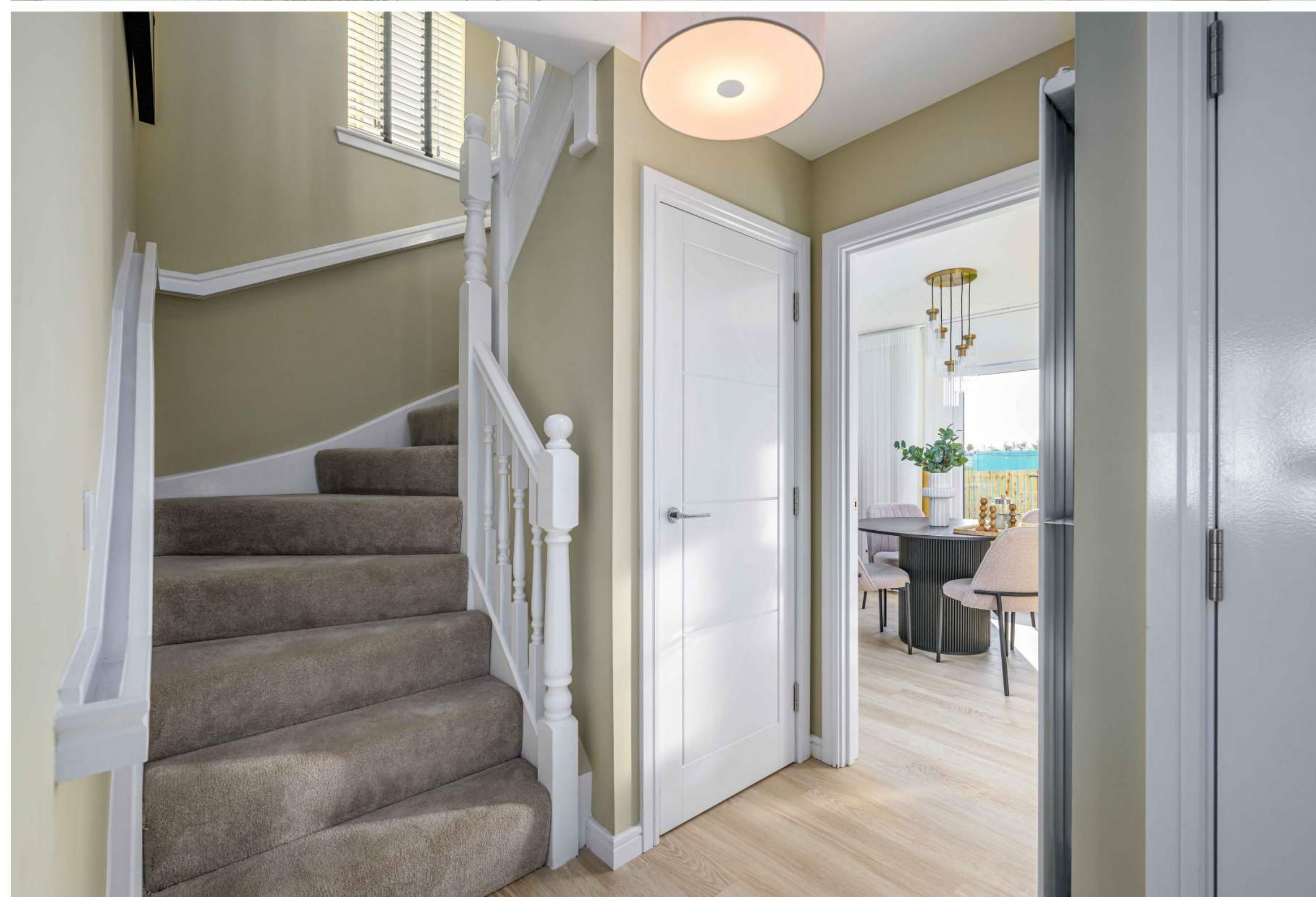
# Key Features

 3 Bedrooms

 1 Public

 2 Bathrooms

- The Railways by Dundas Estates presents a unique opportunity to step out of the fast lane and into a new way of life – one connected to the country and coast, as well as Scotland's major cities
- Fantastic setting that genuinely offers the best of both worlds, beside beautiful open countryside, with the convenience of Dunfermline's city centre only a few minutes away
- A wide range of day-to-day amenities are within easy reach, along with well-regarded schools and regular bus and rail links
- In no time at all, you can enjoy vast open countryside and a variety of country parks, in addition to a lively selection of entertainment, leisure, and cultural city highlights
- In keeping with the semi-rural environment, The Railways is organised around landscaped green spaces, complete with cycle paths which add to the family-friendly nature of the development. It is dotted with trees and backed by a mature tree line, which conceals the local cycling network coursing through the picturesque countryside
- Each home is insulated and fitted with solar PV roof panels, along with double-glazed windows and a controllable Hive heating system, ensuring energy efficiency, making every home more eco-friendly and cheaper to run. All properties have a 10 Year NHBC warranty too, so you can buy with confidence knowing the construction quality has been recognised by an official body.





# Location

The Railways has a rare setting that genuinely offers the best of both worlds. It is beside beautiful open countryside, yet has the convenience of Dunfermline city practically on the doorstep. A wide range of day-to-day amenities are within easy reach, along with well-regarded schools and regular bus and rail links. It ensures residents benefit from an idyllic semi-rural environment, as well as the excitement of city living. Homeowners have excellent connections too, with the major cities of Edinburgh, Glasgow, Stirling, Perth, and Dundee all within less than an hour's commuting distance.

In no time at all, you can enjoy vast open countryside and a variety of country parks, in addition to a lively selection of entertainment, leisure, and cultural city highlights. But that's not all. You are never far from the coast either, and several astounding beaches can be reached in just 20-30 minutes by car. With limitless adventures available, it really is the perfect locale that allows you to choose the pace of your life.





## Enquiries

01383 629720

info@maloco.co.uk

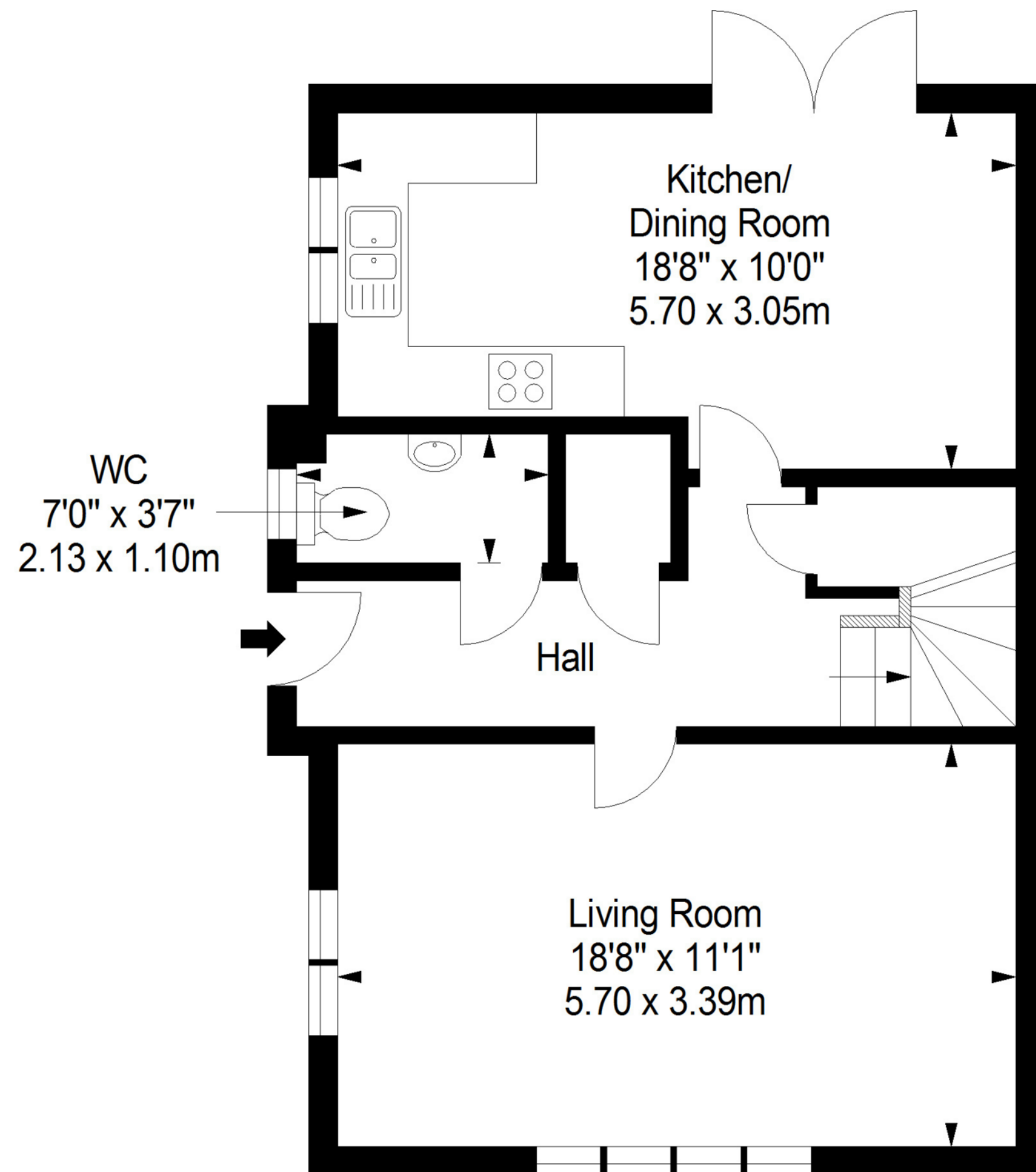
maloco.co.uk



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

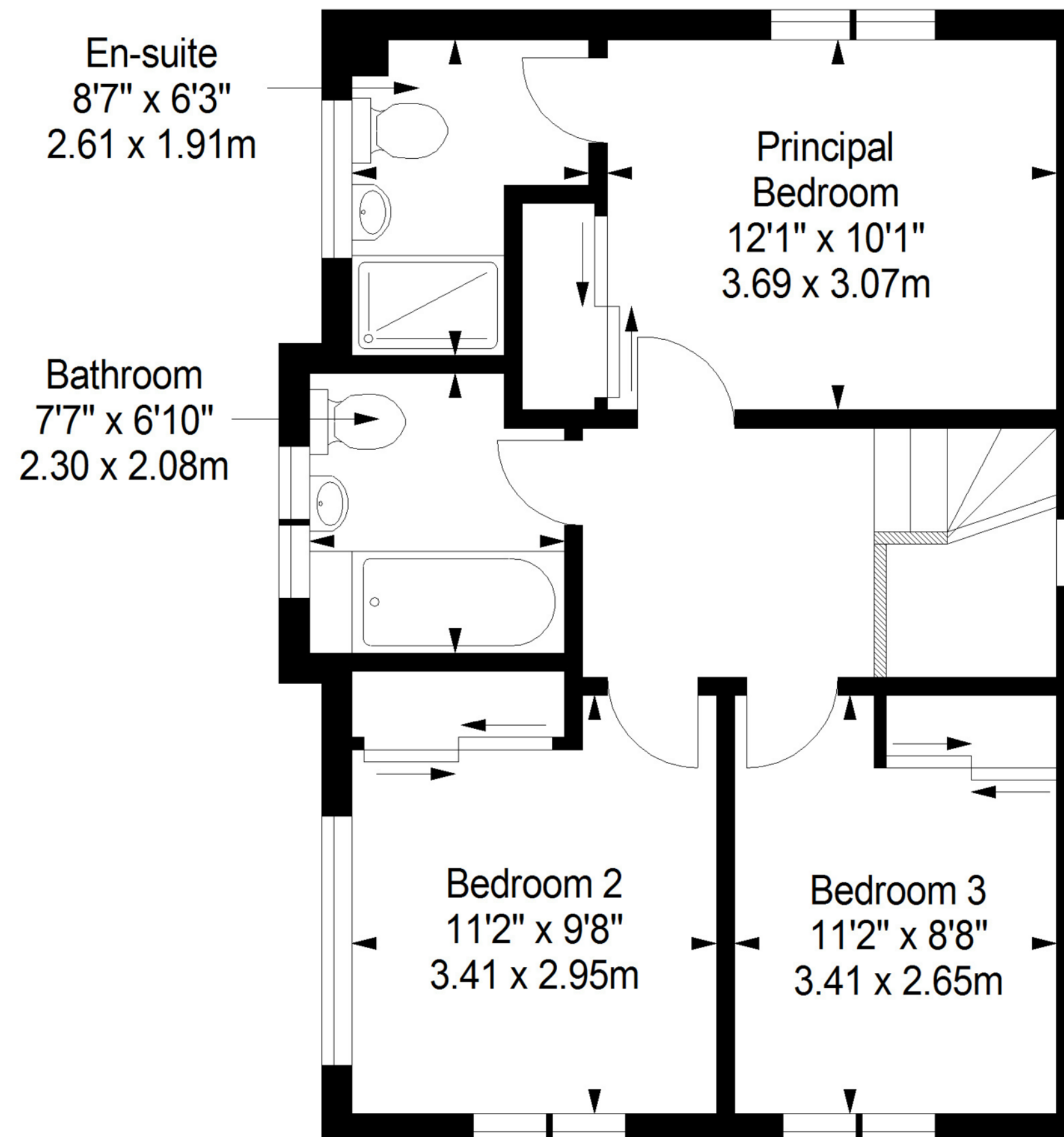
### Ground Floor

Approx. 52.2 sq. metres (561.9 sq. feet)



### First Floor

Approx. 52.2 sq. metres (561.9 sq. feet)



Total area: approx. 104.4 sq. metres (1123.8 sq. feet)