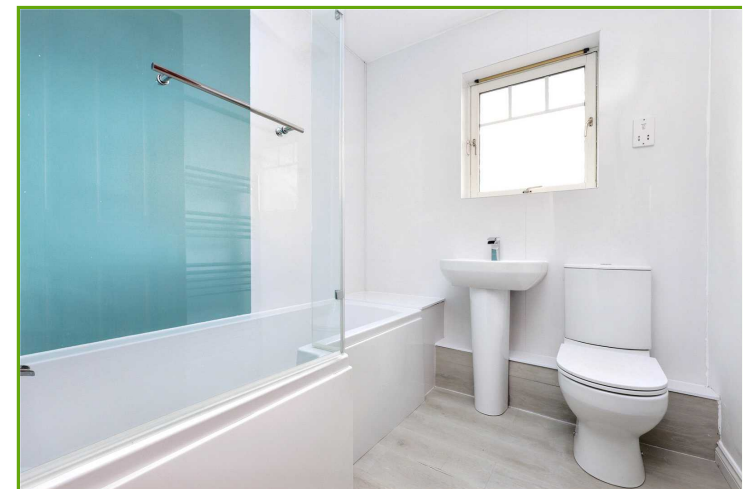
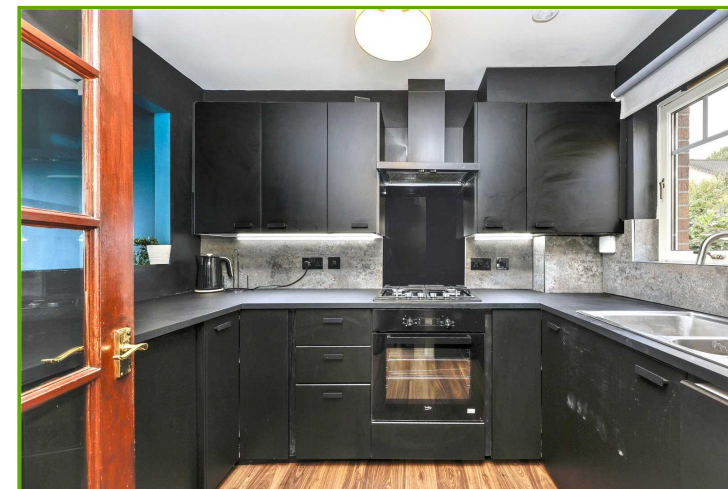
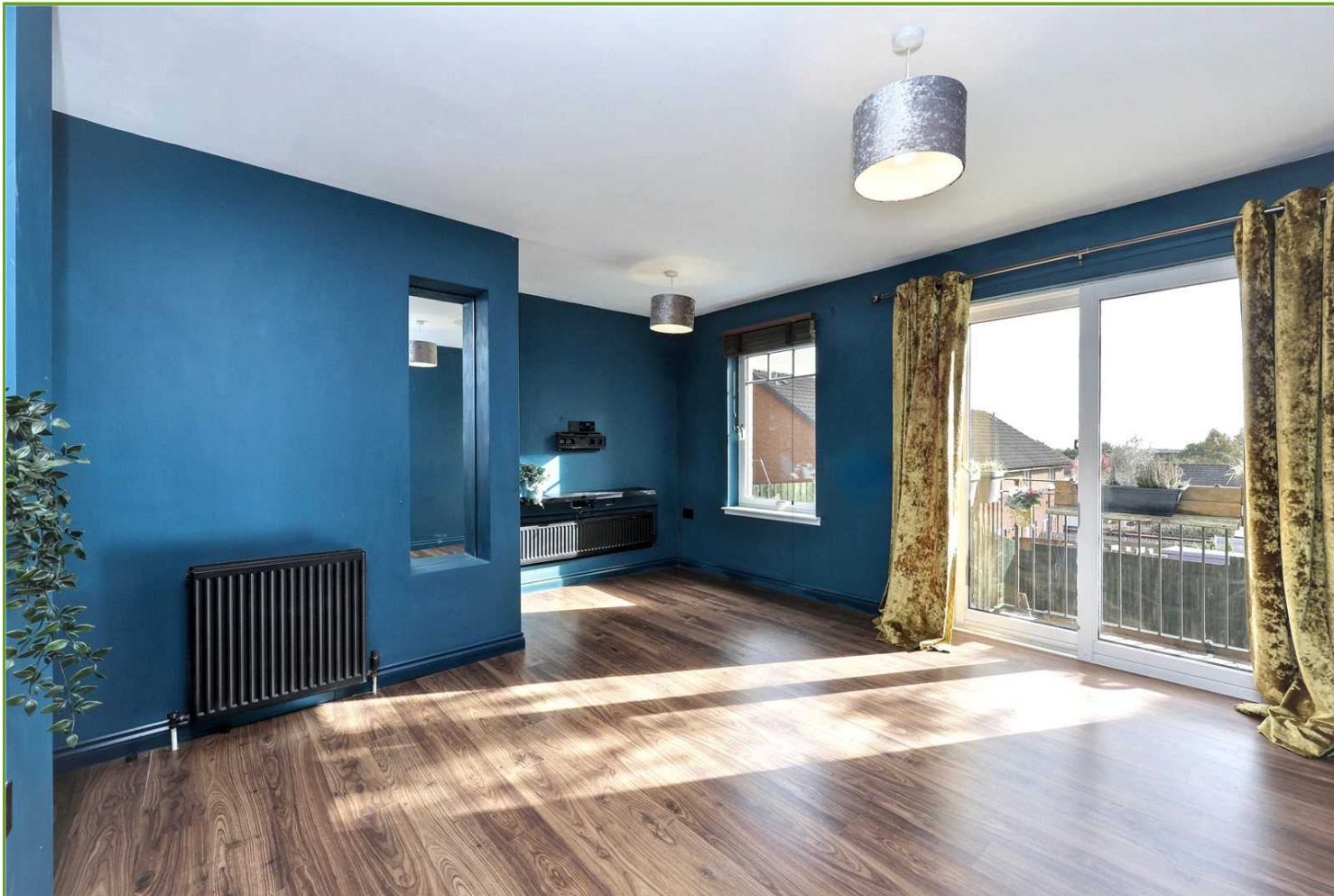
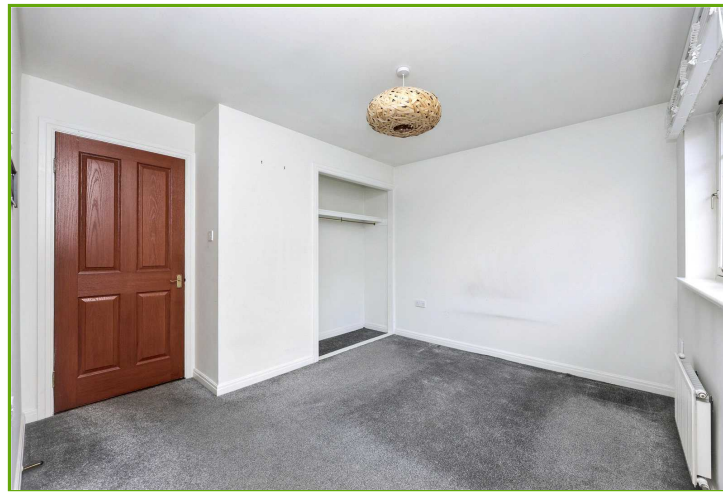
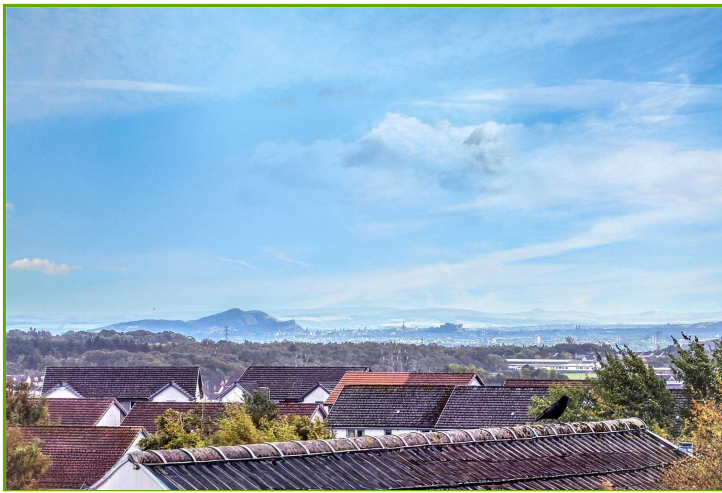




Colliston Road, Dunfermline, Fife,
KY12

Offers Over: £174,995

Tenure: Freehold



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Colliston Road, Dunfermline, Fife, KY12
Offers Over: £174,995 Tenure: Freehold

Council Tax Band: D
EPC Rating: C

Attractive two-bedroom semi-detached home featuring a modern kitchen, spacious lounge with French doors to a south-facing garden, downstairs WC and family bathroom. Bedroom two enjoys impressive views towards Edinburgh and Arthur’s Seat. Council Tax Band D EPC C

Description

This attractive two-bedroom semi-detached home offers well-proportioned accommodation across two levels, complemented by a south-facing rear garden and impressive views towards Edinburgh and Arthur’s Seat.

The ground floor opens into a welcoming entrance hallway, providing access to a convenient downstairs WC and a modern, well-appointed kitchen. The kitchen offers a contemporary finish with ample worktop and storage space, creating a practical area for everyday cooking. To the rear, the generously sized lounge provides a comfortable setting for both relaxing and entertaining, with French doors opening directly onto the south-facing garden, allowing natural light to fill the room. A useful storage cupboard provides additional practicality.

Upstairs, the property offers two well-proportioned bedrooms and a family bathroom. The main bedroom provides a spacious and comfortable retreat, while the second bedroom enjoys attractive elevated views towards Edinburgh, with the iconic Arthur’s Seat visible in the distance. Both bedrooms offer flexibility to accommodate a range of furniture arrangements, with the second bedroom also suitable for use as a home office or guest room.

Externally, the south-facing rear garden is a particular highlight, offering an excellent outdoor space to enjoy the sunshine, entertain guests or simply relax during the warmer months.

Combining a modern kitchen, spacious living accommodation, two comfortable bedrooms and a desirable south-facing garden, this property presents an excellent opportunity for first-time buyers, downsizers or those seeking a well-proportioned home with attractive outlooks.

Location

Colliston Road is situated within a popular residential area of Dunfermline, offering convenient access to local amenities, schools and transport links. Dunfermline, Scotland’s historic capital and now a thriving city, offers an excellent range of shops, restaurants and leisure facilities, alongside attractions including Pittencrieff Park, Dunfermline Abbey and Carnegie Hall. The city also benefits from excellent road and rail connections, with easy access to Edinburgh, the M90 and surrounding areas of Fife.

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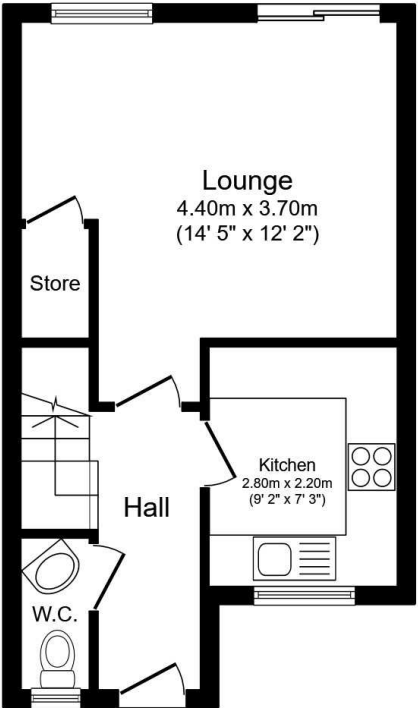
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

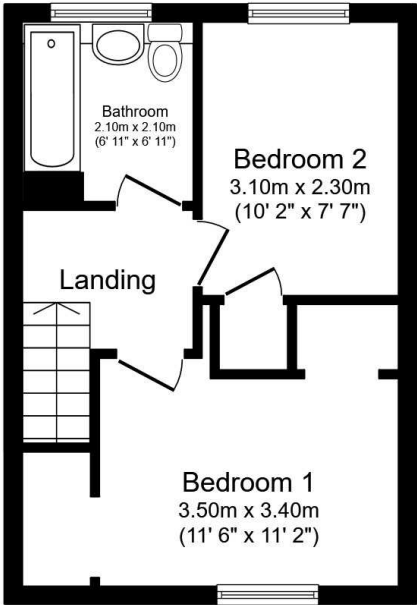
Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 60.6 sq.m. (653 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by www.focalagent.com

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