

9 Tollgate

DUNFERMLINE, FIFE, KY11 4QE



*THIS PROPERTY IS SUBJECT TO A
BUYER'S PREMIUM*



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This is a delightful semi-detached villa in good order just needing a little modernisation. The property has been maintained by the present owners both inside and out and is in good order.

There is a welcoming reception hall with stairs leading to the upper level. The lounge/dining area is a good size and has a front-facing window. The fully fitted kitchen is to the rear and has a full range of floor and wall-mounted units and access to the rear gardens. A handy WC is also located on the ground level.

There are two double bedrooms on the upper level, both of which are a good size. The bathroom is also located on the upper level and has a white suite consisting of a shower over bath, WC and wash hand basin complete with splash-back tiling. The property features double glazing and gas central heating.

The gardens to the rear have been landscaped to incorporate low maintenance and have a central pathway and a paved section to the rear, all of which are fully enclosed by a wooden slatted fence. A large driveway is located to the side of the property.





The Kitchen







Bedroom 1

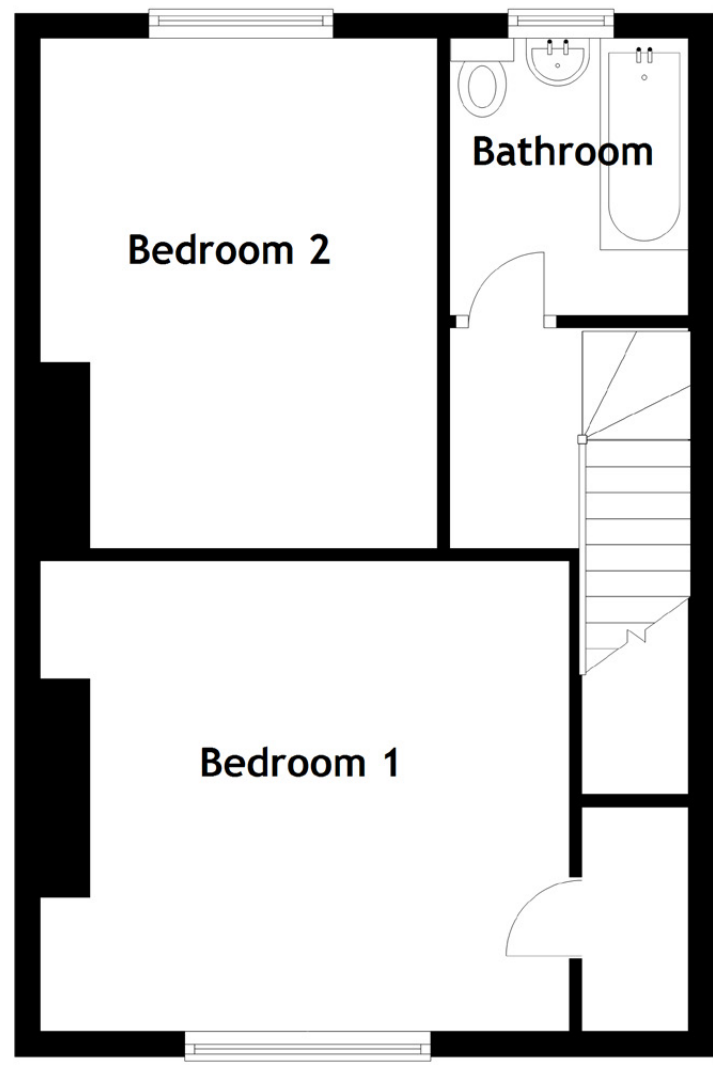
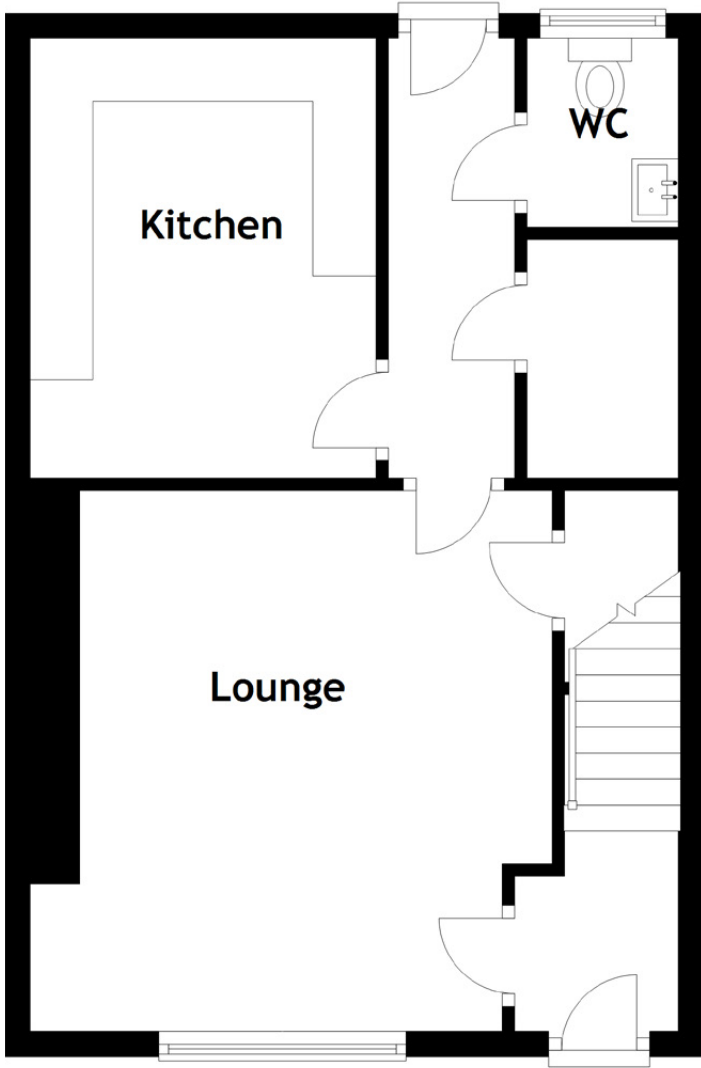




Bedroom 2







Approximate Dimensions
(Taken from the widest point)

Kitchen	3.50m (11'6") x 2.75m (9')
Lounge	4.30m (14'1") x 3.75m (12'4")
Bedroom 1	4.20m (13'10") x 3.74m (12'3")
Bedroom 2	4.05m (13'4") x 3.16m (10'4")
Bathroom	2.20m (7'3") x 1.90m (6'3")

Gross internal floor area (m²): 81m²
 EPC Rating: D
 Buyer's Premium Value: Buyers Premium 1% of sale proceeds fee applicable.



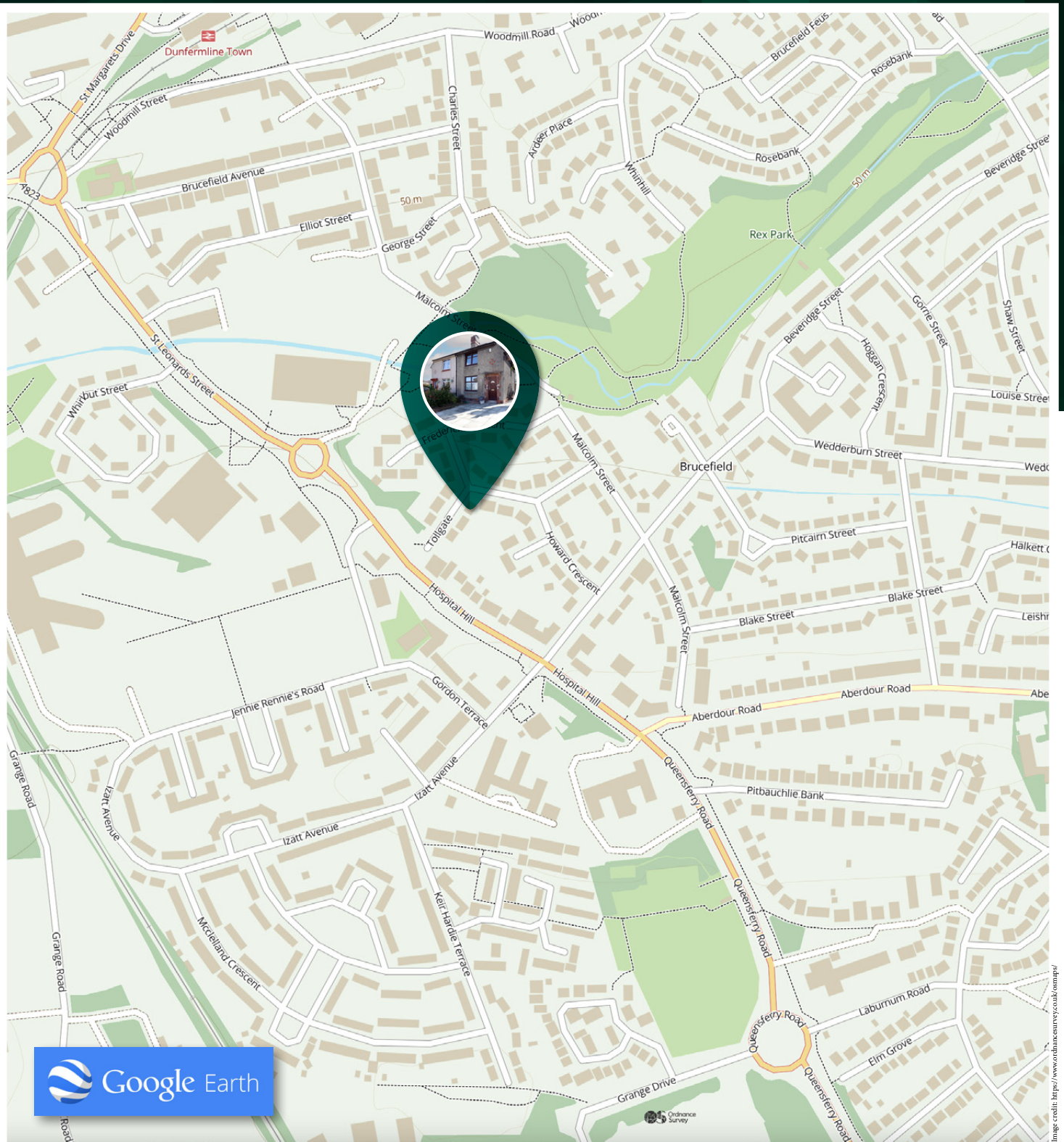


Dunfermline is a historic town located in Fife, Scotland. It holds significant historical and cultural importance as the birthplace of many Scottish monarchs, including King Robert the Bruce. The town features a rich architectural heritage, with landmarks such as Dunfermline Abbey, which dates back to the 11th century and was once a grand royal residence. The Abbey's ruins and its adjacent palace are major attractions, offering insights into Scotland's medieval history.

Dunfermline is a mix of historical charm and modern amenities, offering a range of shops, restaurants, and cultural events. For those who enjoy the outdoors there are a number of public parks and woodlands throughout Dunfermline, for the keen golfers there are three private courses within proximity.

Dunfermline is located approximately five miles from the Forth Bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with direct links to Edinburgh, Perth & Dundee.

The Location



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