

18 Carlyle Lane

DUNFERMLINE, FIFE, KY12 9DB



*DELIGHTFUL TWO BEDROOM HOME
IN A POPULAR LOCATION*



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This is a delightful mid-terraced villa in good condition. 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 rear facing window. The fully fitted kitchen is to the rear and has a full range of floor and wall mounted units and rear door leading out to the landscaped gardens. 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 wall.



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Bedroom 1

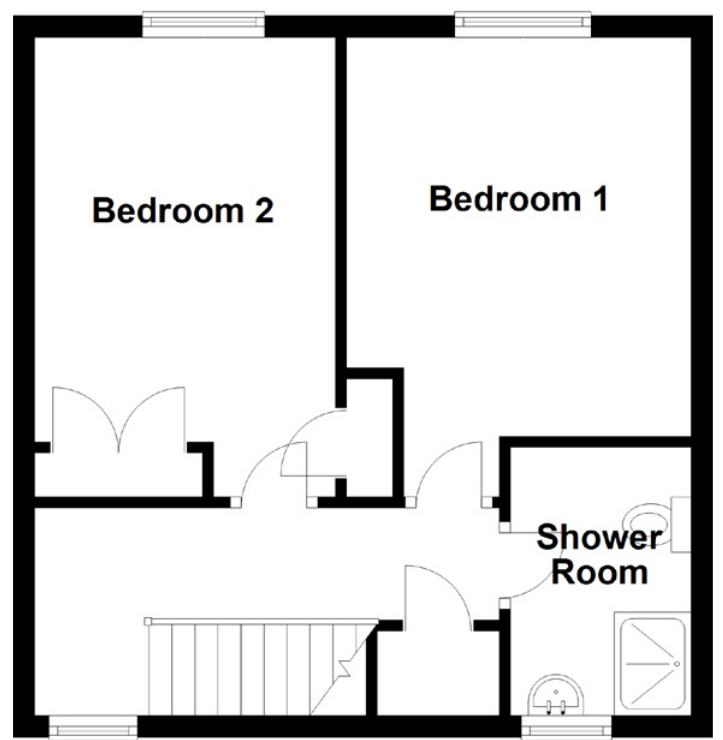
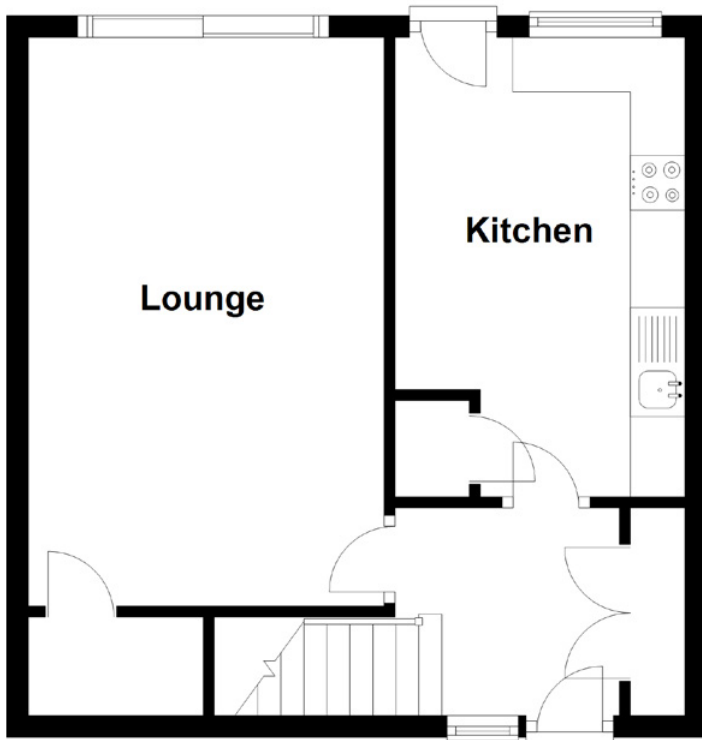




Bedroom 2







Approximate Dimensions
(Taken from the widest point)

Lounge	5.20m (17'1") x 3.25m (10'8")
Kitchen	4.20m (13'9") x 2.65m (8'8")
Bedroom 1	3.65m (12') x 3.15m (10'4")
Bedroom 2	4.20m (13'9") x 2.75m (9')
Shower Room	2.45m (8'1") x 1.65m (5'5")

Gross internal floor area (m²): 71m²

EPC Rating: C

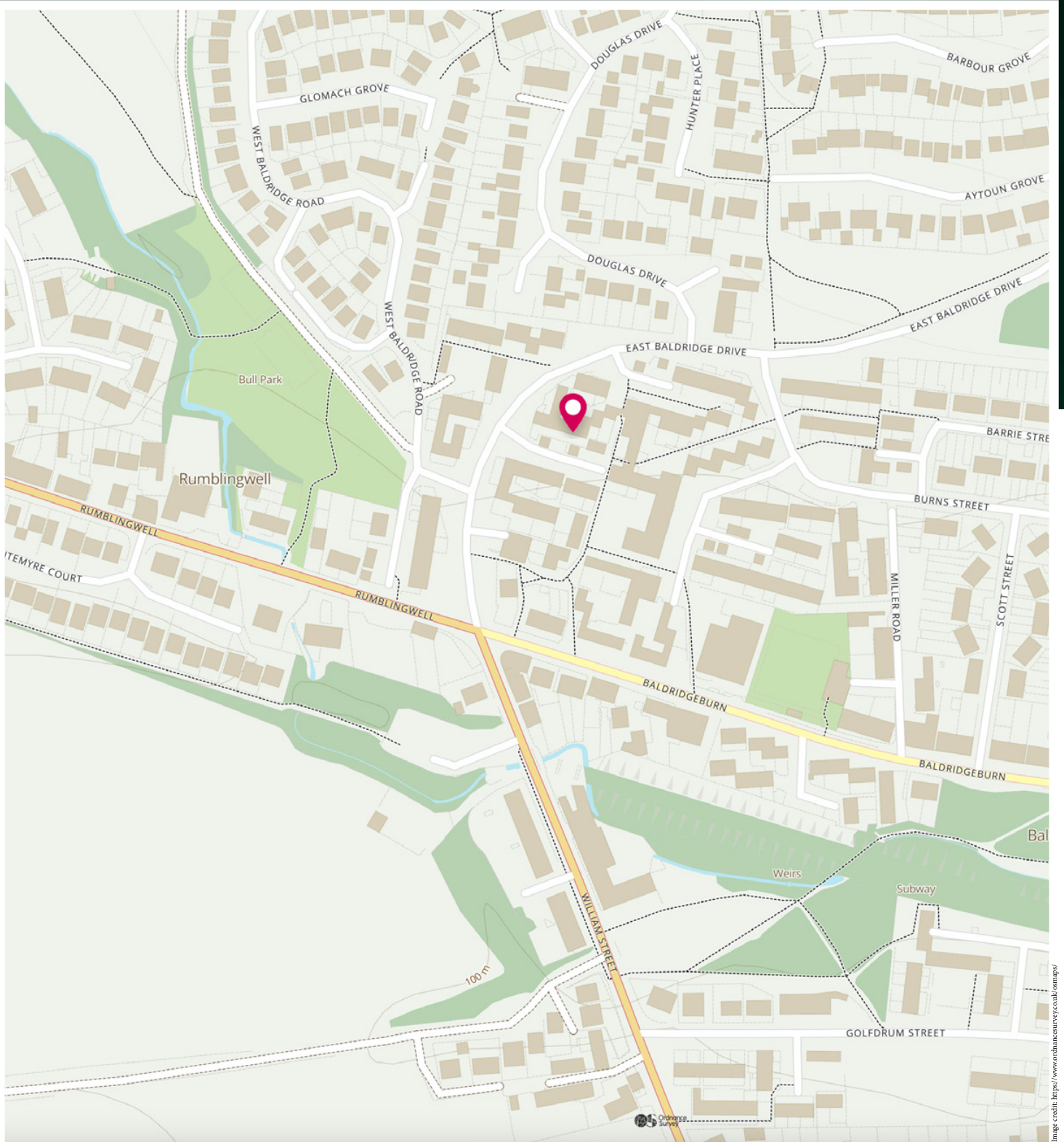




Dunfermline is a historic town located in Fife, Scotland. It holds significant historical and cultural importance as the birthplace of many Scottish monarchs, including King Robert the Bruce. The town features a rich architectural heritage, with landmarks such as Dunfermline Abbey, which dates back to 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.



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