

18 Pentland Terrace

HIGH VALLEYFIELD, DUNFERMLINE, KY12 8SF



Well presented top floor flat. Excellent first time purchase or buy to let investment



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This popular top floor apartment has wonderful views over The Firth of Forth. The property is located within a quiet location close to all amenities. The flat has to be viewed to appreciate the space and central location on offer.

THE LOUNGE



The property is presented well throughout and is in excellent order. The apartment has access to a communal stairwell which is well maintained.

The main door opens to a welcoming reception hallway and features plenty of storage cupboards. The lounge has a dining area and a picture window immediately drawing your eye to the wonderful views with a balcony area.

THE BALCONY & VIEW



THE KITCHEN



The kitchen is modern and is complete with a cooker, fridge, and washing machine.





The two bedrooms are double in size and include built-in wardrobes.

The bathroom comprises a three-piece white bathroom suite with an overhead shower. This completes the accommodation on offer.

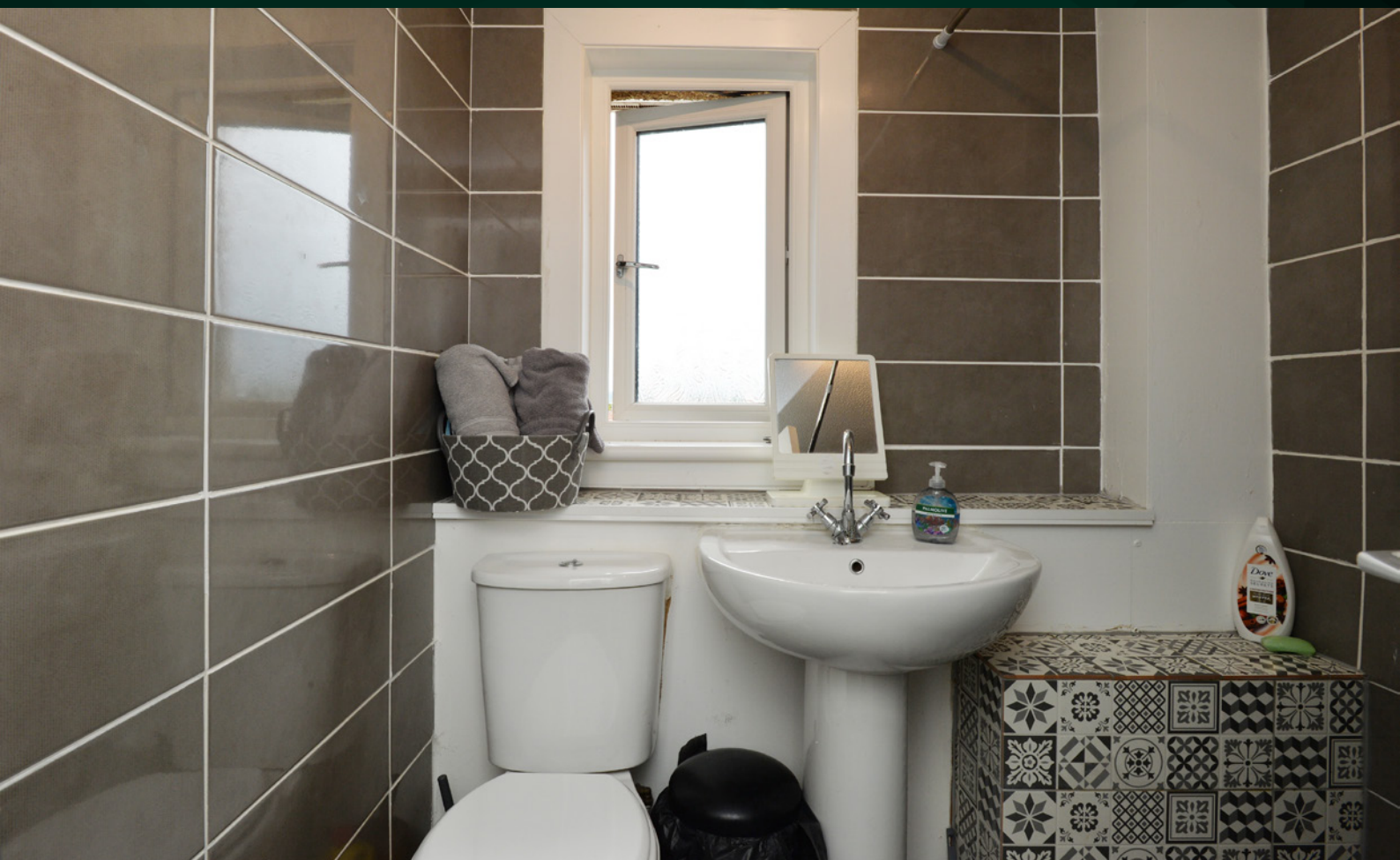
BEDROOM 1



BEDROOM 2



THE BATHROOM

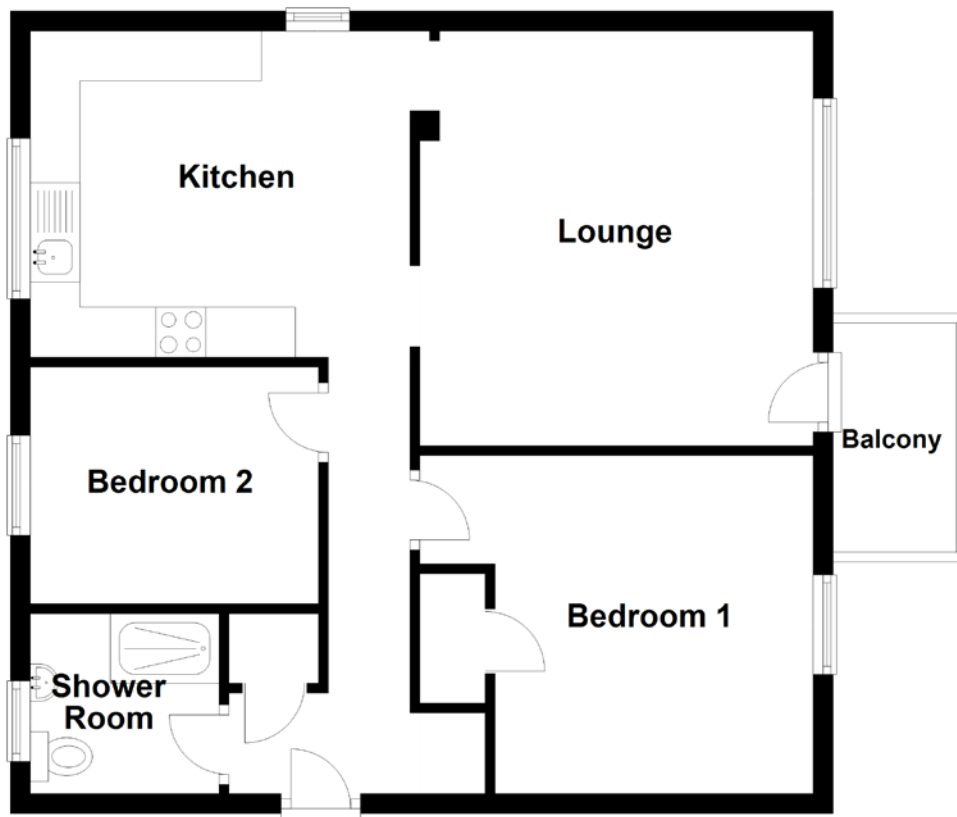


Gas central heating and double glazing have been installed throughout. There are shared grounds to the rear with ample parking to the front.

THE GARDEN & VIEW



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Shower Room

1.90m (6'3") x 1.81m (5'11")

Lounge

4.17m (13'8") x 3.96m (13')

Gross internal floor area (m²): 61m²

Balcony

2.30m (7'7") x 1.24m (4'1")

EPC Rating: C

Kitchen

4.02m (13'2") x 3.28m (10'9")

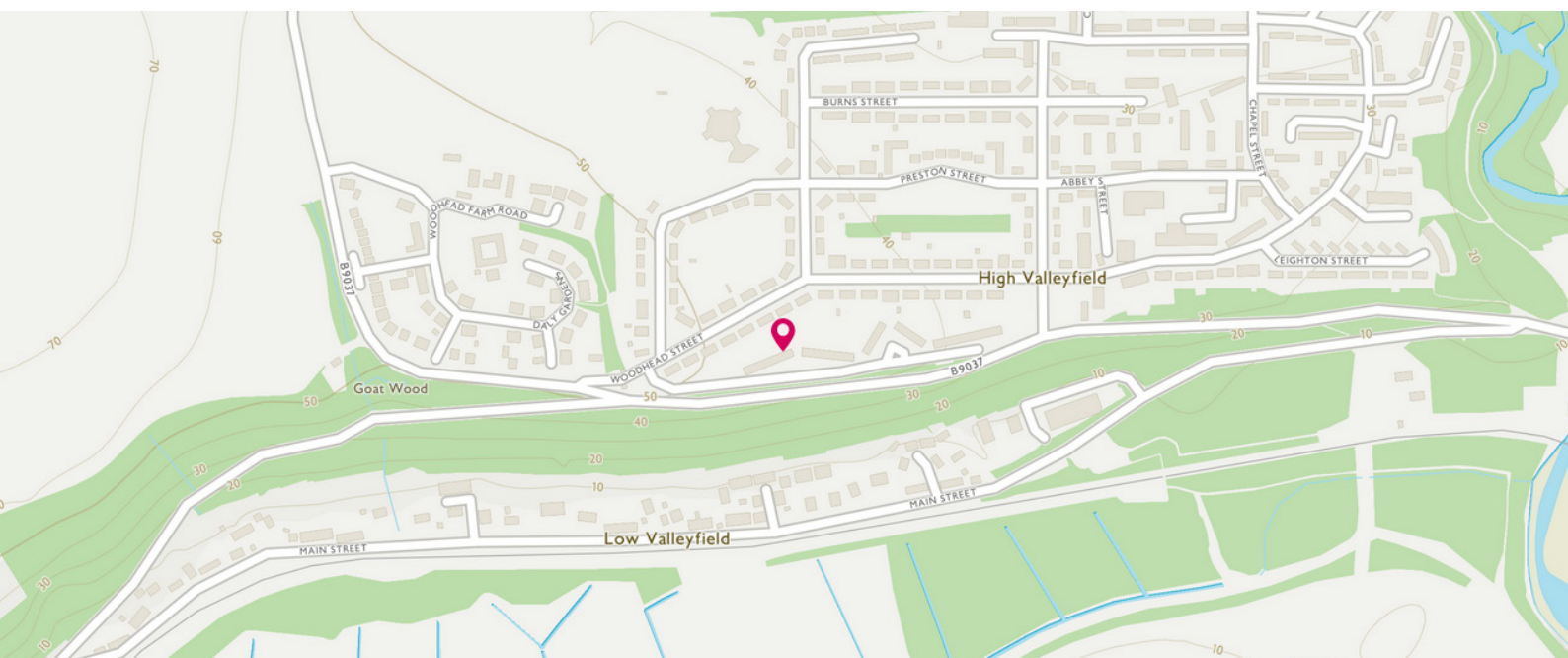
Bedroom 1

3.96m (13') x 2.83m (9'3")

Extras (Included in the sale): Floor coverings, light fittings and window dressings.

Bedroom 2

2.90m (9'6") x 2.38m (7'10")



THE LOCATION

High Valleyfield is a quiet village located approximately four miles from Dunfermline and within easy reach of the motorway network providing easy access to Glasgow and Edinburgh.





The village has shops, school and nursery providing basic day to day necessities and Dunfermline is easily reached for a wider range of amenities. Dunfermline is a modern city offering all the attractions and facilities you would expect, including the Kingsgate shopping centre and retail parks with a selection of superstores, restaurants, bars, gym and an art gallery (the Fire Station Creative).

Within the Duloch Park area you have Fife Leisure Park which is home to a ten screen cinema, private health club, bingo, bowling and mini golf. 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 Road Bridge 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 and Dundee.



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