McEwan Fraser Legal
Solicitors & Estate Agents

38 Woodhead Street

HIGH VALLEYFIELD, DUNFERMLINE, KY12 8SQ



Beautifully presented two-bedroom home located in a popular residential location



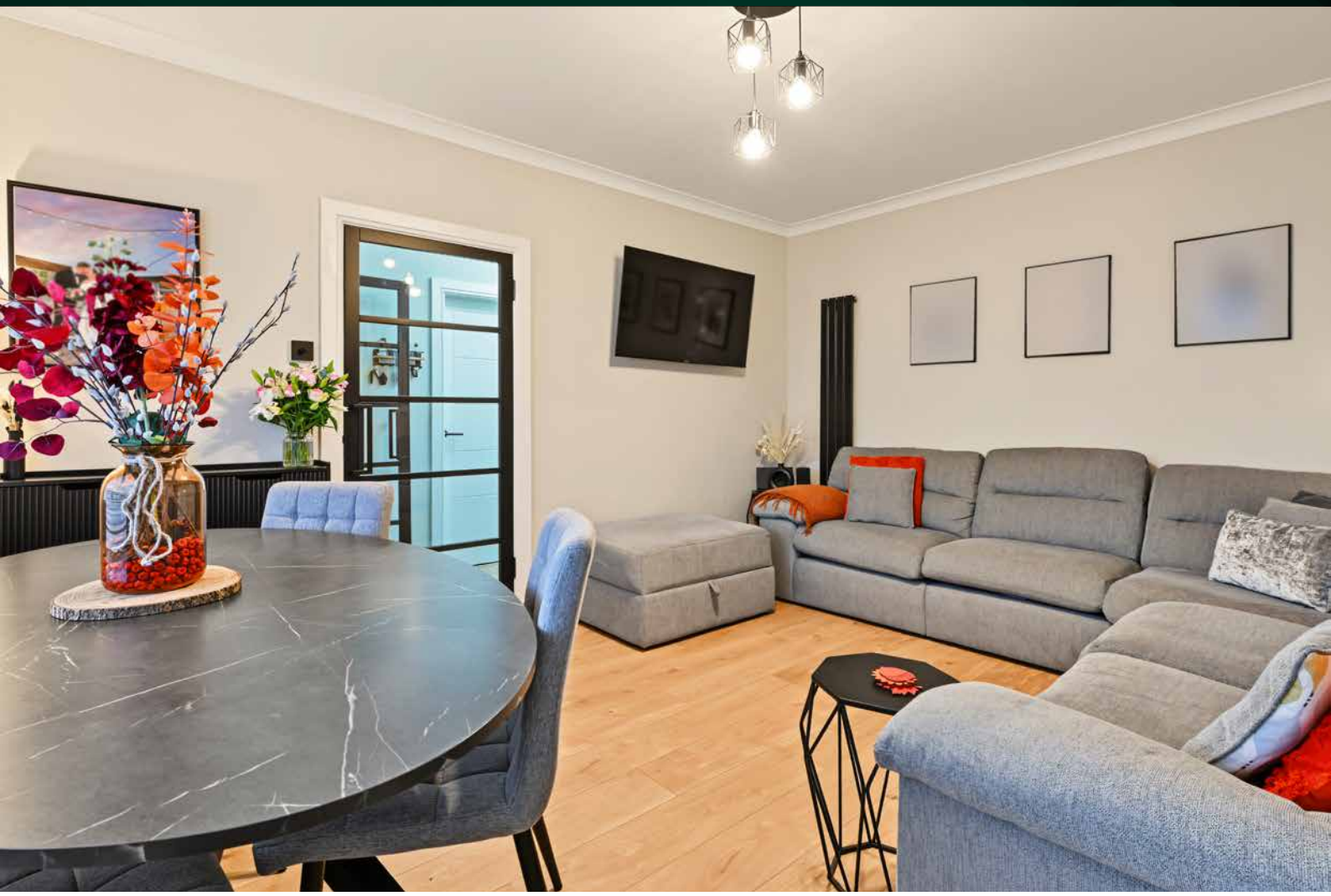
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38 Woodhead Street is a delightful two-bedroom semi-detached bungalow that offers well-proportioned accommodation, thoughtfully arranged across one level, making it an excellent choice for a variety of buyers, including those looking to downsize, first-time purchasers or anyone seeking the convenience of single-level living.

THE LOUNGE/DINER









The property welcomes you into a central entrance hallway, providing access to the principal accommodation. The spacious lounge/dining room offers a comfortable and versatile living space, ideal for both relaxing and entertaining.

THE KITCHEN



The kitchen is fitted with a range of floor and wall-mounted units, providing excellent storage and preparation space, with the added benefit of direct access to a lovely conservatory. This additional reception area creates a wonderful extension to the living accommodation, offering the perfect spot to enjoy the garden outlook throughout the seasons.

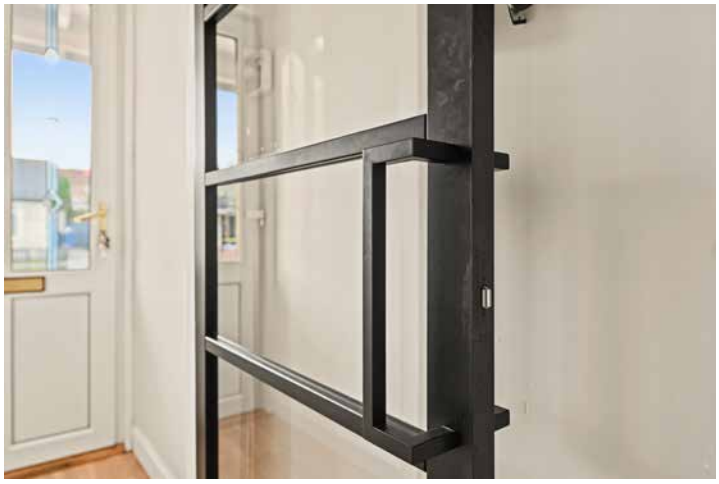




THE CONSERVATORY



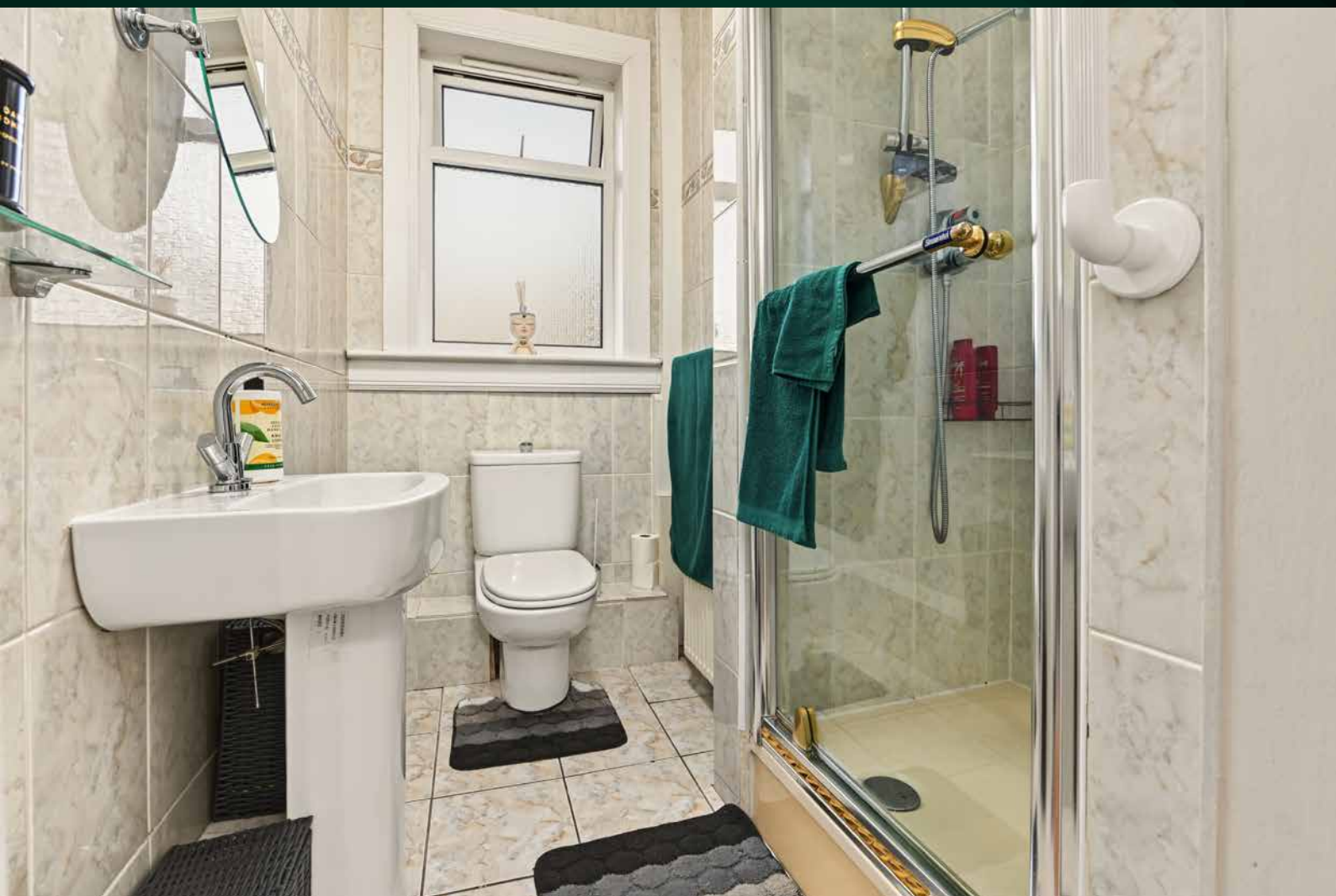




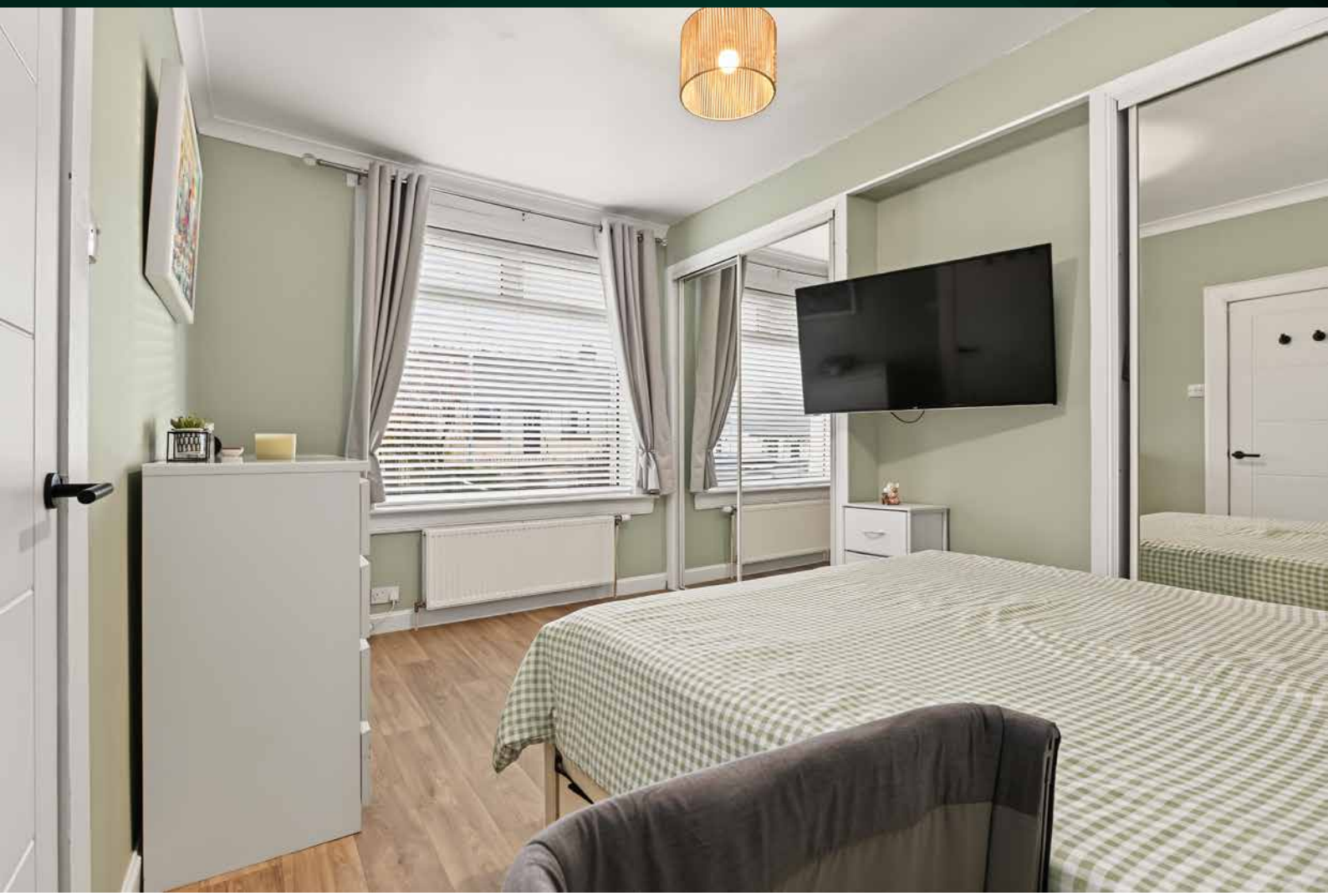


There are two generously proportioned bedrooms, both offering comfortable accommodation, with the principal bedroom particularly generous in size. Completing the internal accommodation is a shower room.

THE BATHROOM



BEDROOM 1



two generously proportioned bedrooms,
both offering comfortable accommodation





BEDROOM 2





Externally, the property enjoys particularly impressive outdoor space, with large gardens offering excellent scope for outdoor entertaining, gardening and family enjoyment. A large driveway provides ample off-street parking, further complemented by a separate garage, offering additional parking or valuable storage.

Combining spacious single-level accommodation, a conservatory, substantial gardens and excellent private parking, this attractive bungalow represents a fantastic opportunity for a variety of buyers. Early viewing is highly recommended to fully appreciate the space and potential on offer.

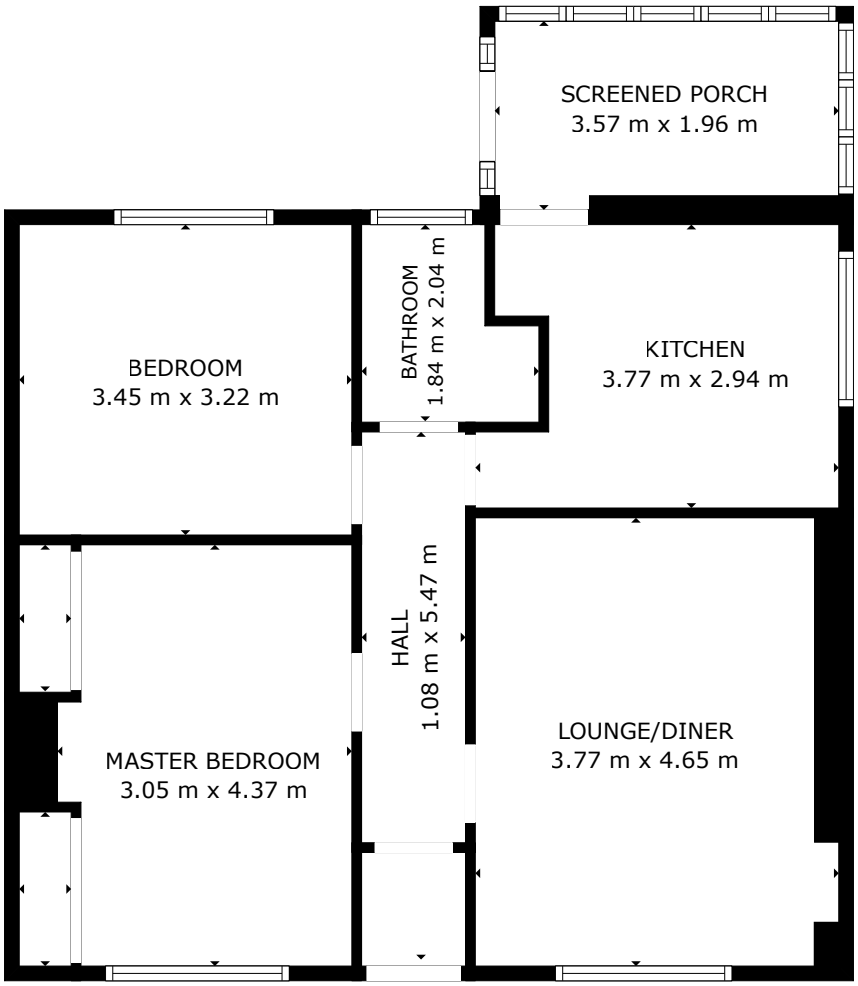
EXTERNALS





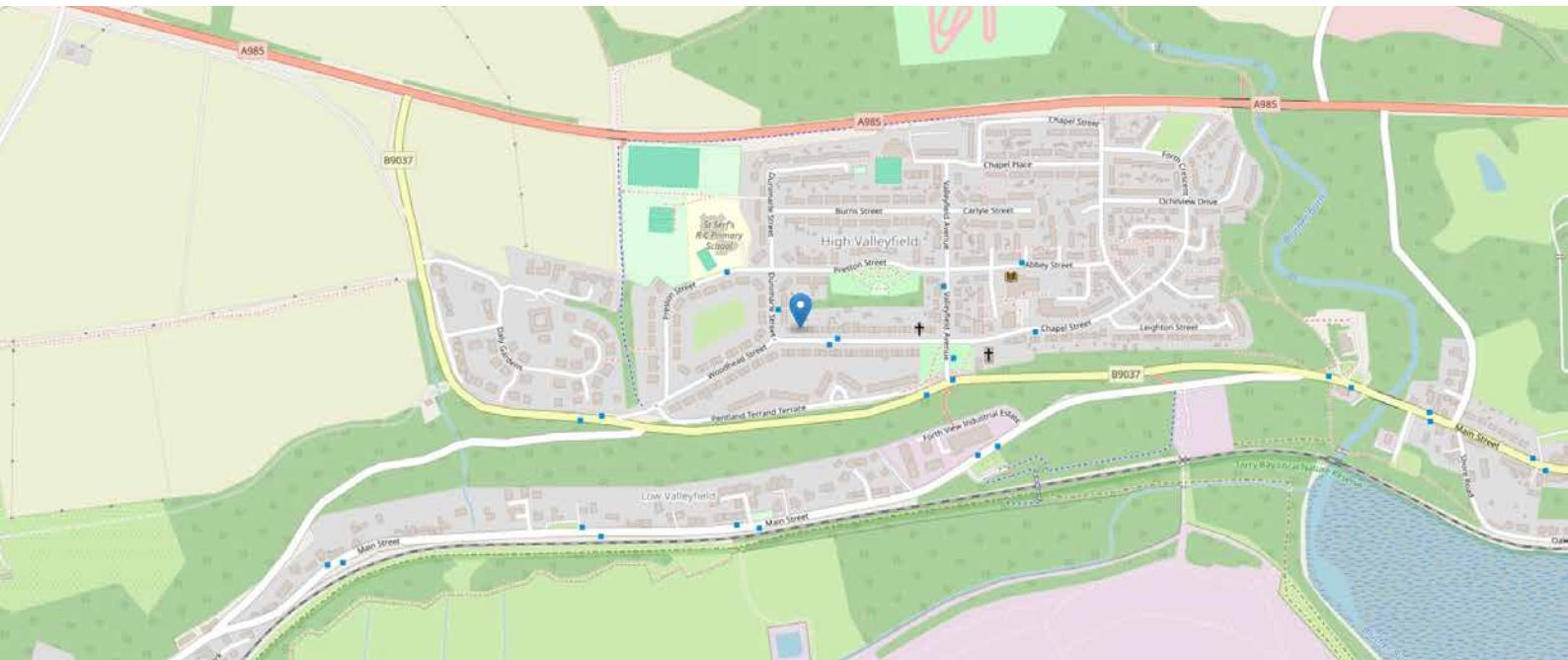


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): 65m^2 | EPC Rating: C



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, a school and a 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, a 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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