

85 West Baldrige Road

DUNFERMLINE, FIFE, KY12 9AW



WELL PRESENTED TWO BEDROOM MID-TERRACE VILLA IN IMMACULATE CONDITION



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McEwan Fraser Legal are delighted to offer this immaculate two-bedroom mid-terrace villa, set in a highly sought-after location.

The property is entered via the main front door into a bright inner hallway with stairs leading to the upper level. The lounge is pleasantly situated to the front, flooded with natural light through a large window, and includes a storage cupboard.





The kitchen dining area provides an excellent range of floor and wall-mounted units, integral appliances, and access to the rear gardens.





Upstairs, there are two generous double bedrooms and a modern family bathroom complete with a shower over the bath.



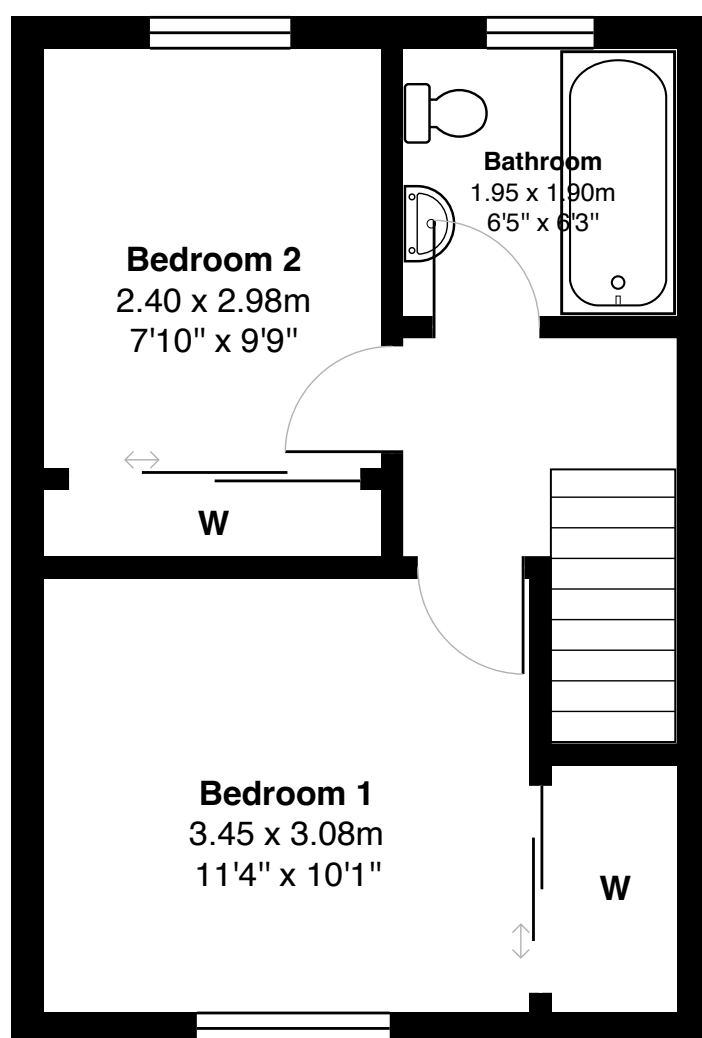
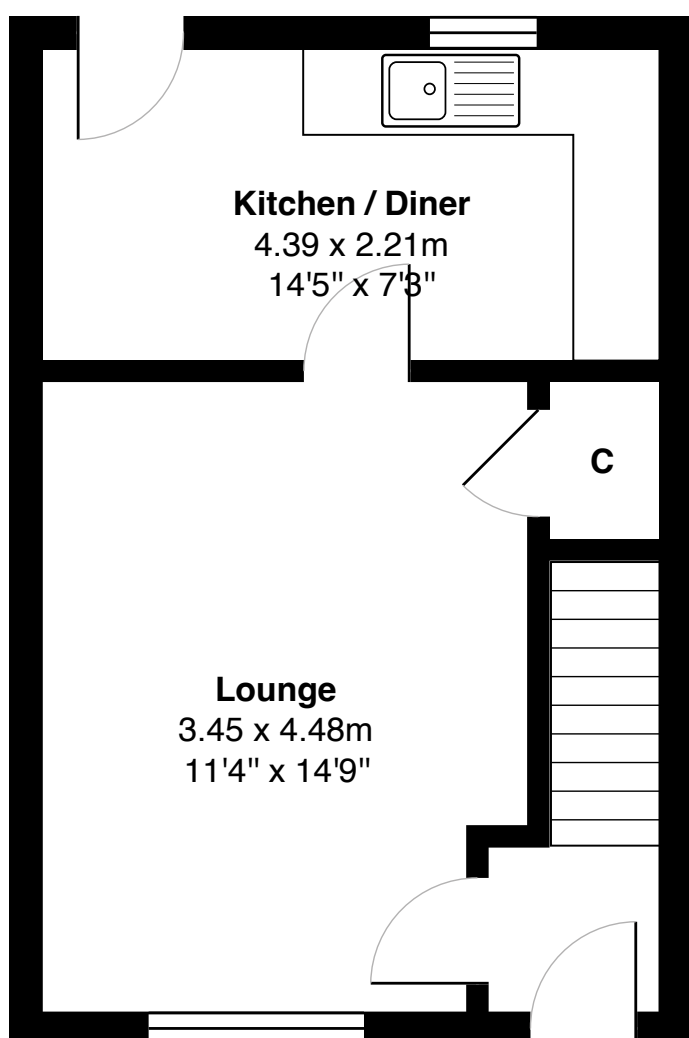


Bedroom 2









Gross internal floor area (m²): 60m²

EPC Rating: C



To the rear, the gardens are private, secluded, and designed for low maintenance, offering a lovely space to relax. The front gardens are neat with off-street parking for one vehicle. Viewing is highly recommended.





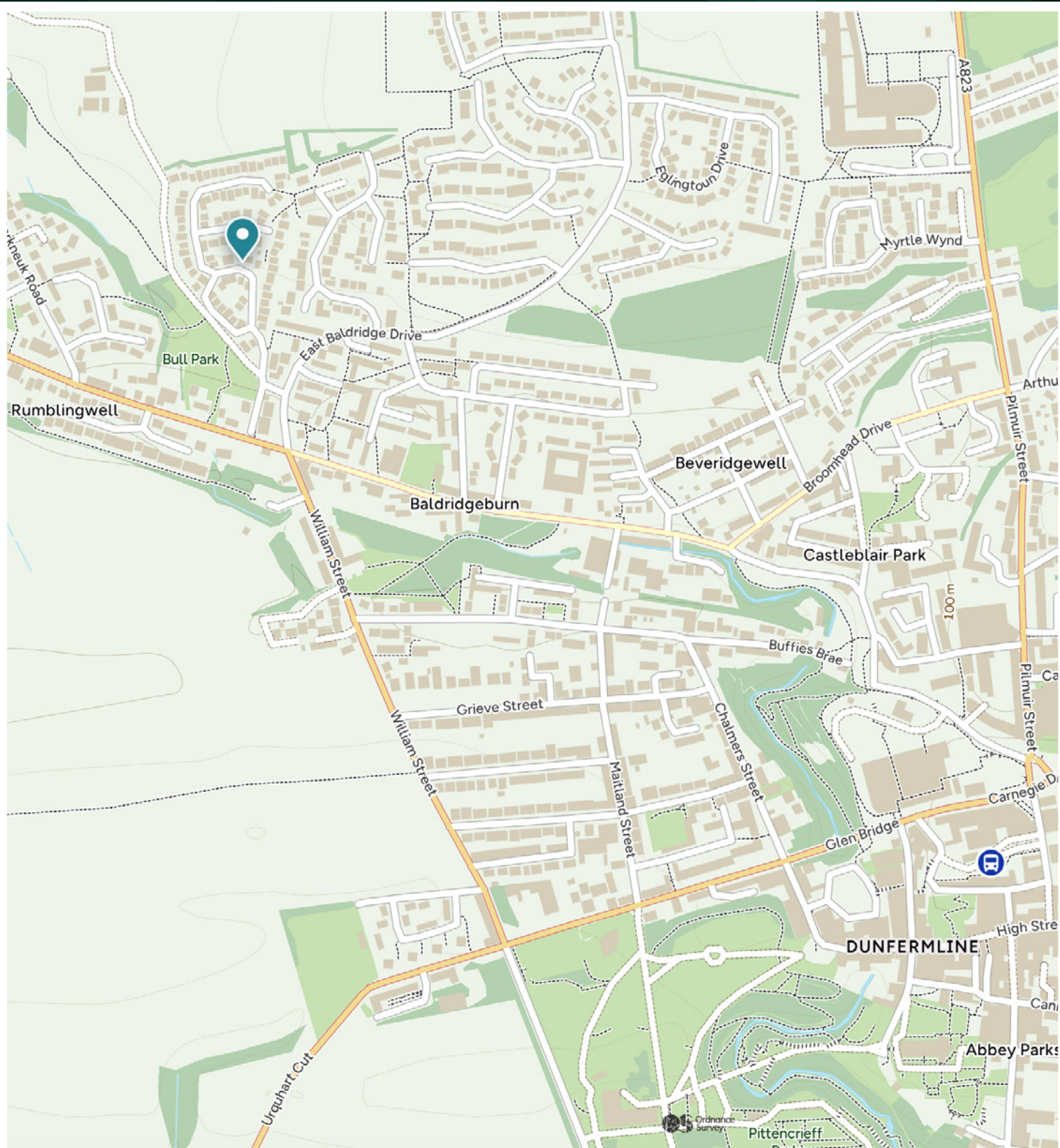


Dunfermline is a historic town located in Fife, Scotland. It holds significant historical and cultural importance as the birthplace of many Scottish monarchs, including King Robert the Bruce. The town features a rich architectural heritage, with landmarks such as Dunfermline Abbey, which dates back to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