










Solicitors & Estate Agents



11 Lindsay Street

Dunfermline | KY11 8NS

This lovely, well presented terraced townhouse with private gardens and resident's parking, forms part of an established modern development close to many amenities, reputable schooling and transport links.

-  3 Bedrooms
-  1 Public room
-  2 Bathrooms & Downstairs WC
-  Private gardens
-  Resident's parking
-  EPC Rating –C
-  Council Tax Band - E



Description

Offered to the market in move-in condition, this attractive home is perfect for the professional person/couple or families seeking a fine home in an excellent location which merits internal viewing to be fully appreciated. Enjoying a light and stylish interior throughout, the accommodation comprises; entrance hallway with two piece downstairs WC/Cloakroom. There is an attractive and spacious lounge/diner located to the rear with French doors leading to the rear garden. The modern kitchen is front facing and fitted with a range of wall and base units with built-in gas hob and electric oven with fridge freezer and washing machine included in the sale. There is plumbing for a dishwasher if desired. A wooden staircase leads to the first floor landing which houses two double bedrooms and the partially tiled bathroom, three piece suite, shower over bath and large storage cupboard. A further staircase leads to the top floor where the principal bedroom is located with Dormer window to front and the en-suite shower room. And large storage cupboard on the landing. Further benefits include gas central heating and double glazing.



Extras

All the fitted floor coverings, some light fittings and blinds shall be included in the sale together with the built-in hob and oven, fridge freezer, washing machine and garden shed.

Gardens and parking

There is a low maintenance garden located to the front with pathway to entrance. Situated to the rear is a fully enclosed garden with decked patio, garden shed and lawn with secure gated access to the rear leading to the residents car park.

Factors

There is an overall cost of approx. £100 per quarter payable to both James Gibb (Masterton Development) and Hacking & Patterson (Duloch & Masterton Development) for the upkeep of the communal garden grounds and street lights within the development.

Viewing

By appointment with Neilsons on 0131 625 2222.





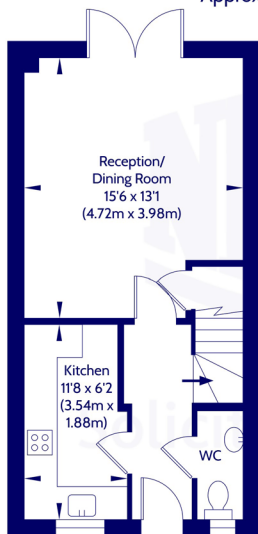
Location

Lindsay Street forms part of a modern development on the south side of the highly sought after Duloch Park, approximately three miles south east of Dunfermline City Centre. As Scotland's most recent city, Dunfermline has both an important historic centre and modern developments and leisure activities. There are Tesco & Aldi supermarkets close by, Fife Leisure Park with the gym, cinema, restaurants and mini golf, and both primary and secondary schools are within walking distance. The City of Dunfermline offers many attractions including Pittencrieff Park, the historic Abbey and the award-winning Carnegie Library & Galleries, as well as a selection of shops, restaurants and bars. The property is three miles from Ferrytoll Park & Ride and the Queensferry Crossing 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, Glasgow, Perth and Dundee.

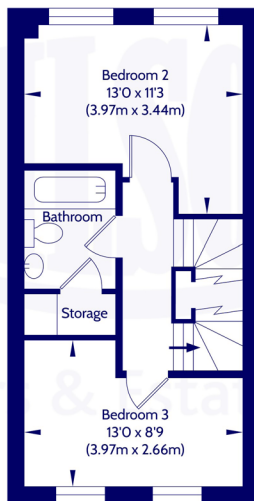




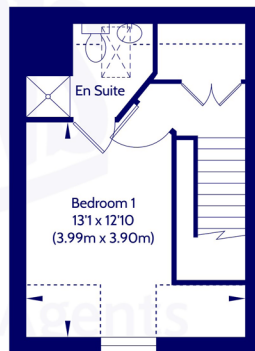
Approx. Gross Internal Floor Area 84.75 Sq M / 913 Sq Ft.



Ground Floor



First Floor



Second Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

