










Offers Over

**£140,000**

## 66 Douglas Drive

Dunfermline | Fife | KY12 9YQ

This charming mid-terraced villa presents an excellent opportunity for first-time buyers, those looking to downsize, or anyone seeking a comfortable and well-maintained home in a highly desirable area of Dunfermline. Ideally positioned, the property is within easy reach of a range of local amenities, including shops, supermarkets, and well-regarded schools. Additionally, excellent public transport links, including nearby bus services, provide convenient access to Dunfermline's city centre and beyond.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Residents Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band – C



## Description

The home is beautifully presented, boasting spacious and thoughtfully designed accommodation that blends modern convenience with a warm and inviting atmosphere. Benefiting from double glazing and efficient gas central heating, the property ensures year-round comfort and energy efficiency. Upon entering, you are welcomed into a bright entrance hallway that leads into a generously sized lounge, perfect for relaxing or entertaining guests. The heart of the home is the stylish and well-appointed modern fitted dining kitchen, offering ample storage and workspace, making it ideal for both everyday living and hosting. Upstairs, the property features two well-proportioned double bedrooms, each offering comfortable living space with plenty of natural light. The accommodation is completed by a contemporary family bathroom, which is fully tiled and features a sleek white suite, including a bathtub with an overhead shower.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens

Externally, the property is set within well-kept, low-maintenance gardens to both the front and rear. The front garden enhances the home's kerb appeal, while the enclosed landscaped rear garden provides a private outdoor retreat, ideal for relaxing or entertaining.

## Viewing

Please contact Neilsons on 0131 625 2222.







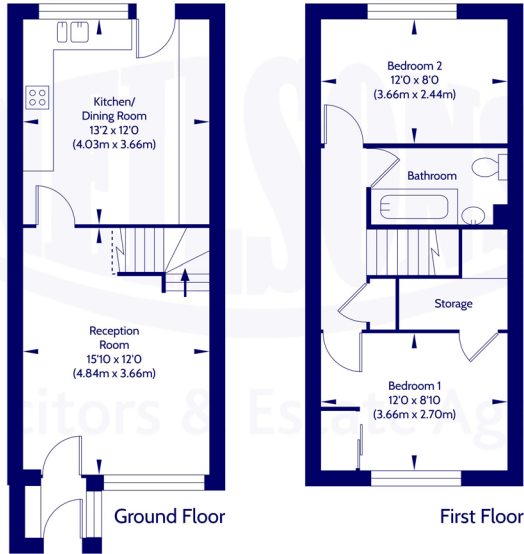
## Location

Dunfermline won its bid to have official city status in May 2022, as part of the civic honours competition to celebrate Queen Elizabeth's platinum jubilee. The honour was officially conferred by King Charles in a ceremony in Dunfermline city chambers on 3rd October 2022. The Royal Burgh is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House also reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era. 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 its direct links to Edinburgh, Perth, Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. Dunfermline benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern city. The local railway stations provide regular services to Edinburgh with rail links to other parts of the UK. There are also regular and convenient bus services both local and national with bus stations available in the centre of Dunfermline and park and ride services available from Halbeath and Inverkeithing.





Approx. Gross Internal Floor Area 66.54 Sq M / 717 Sq Ft.



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.



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