



5 Aidan Gardens  
DUNFERMLINE | KY11 8ZE





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Excellent starter home forming a bright and spacious two bedroom mid terraced villa , quietly tucked away on a sought after modern development close to excellent local amenities plus Queen Margaret Railway Station and the M90 for commuting.

This most appealing property has been kept in very good order throughout and would make an ideal first time buy for a single person or couple. The accommodation benefits from an open outlook to front and rear, ensuring good privacy. The living space comprises a comfortable living room with a sunny, south-west facing aspect, kitchen nicely fitted out with a good range of units and ample free floor space for a breakfasting table, downstairs WC facility, two bedrooms and bathroom featuring two tone tiled surrounds to the white suite and a mixer shower over the bath. To the rear lies a fully enclosed private garden with lawn and there are two allocated parking spaces closeby. Only a short journey away you'll find shopping and entertainment facilities at Fife Leisure Park, Halbeath Retail Park and Duloch. The property is conveniently placed for those connected to Fife College and Queen Margaret Hospital.

- Living room
- Attractively fitted breakfasting kitchen
- Two bedrooms with free standing wardrobes included
- Bathroom with mixer shower
- Downstairs WC
- Gas central heating
- Double glazing
- Fully enclosed rear garden
- Two allocated parking spaces to front
- Factored development
- Great choice of local amenities

Extras included in the sale are all blinds, washing machine and wardrobe.. Please note the TV bracket and curtains in bedroom 2 are not included. EPC rating C.

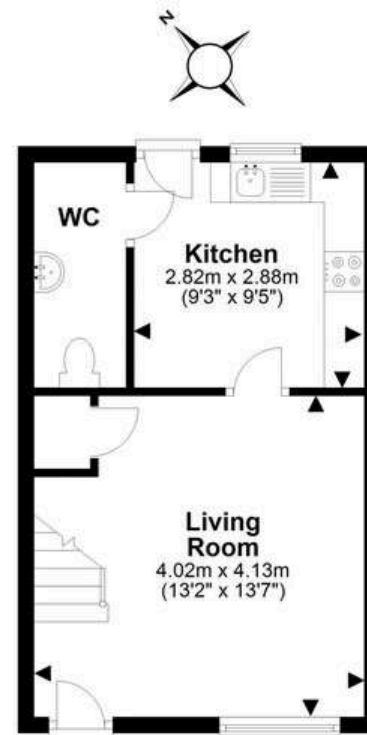
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



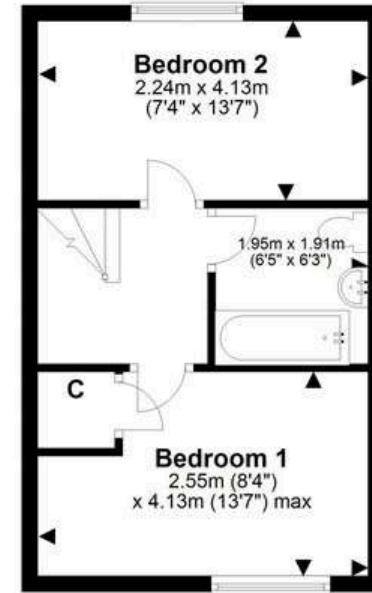
The bustling, popular city of Dunfermline lies to the west of the M90, within easy reach of Edinburgh to the south and also Perth, Stirling and Glasgow. Once the ancient capital of Scotland, it has a strong sense of history, boasting links to Robert the Bruce and the famous philanthropist Andrew Carnegie. Sites of historical interest include the impressive Abbey and a ruined monastery. The city offers an excellent choice of shopping facilities to its residents, with varied shops and services located in the centre, plus a choice of retail parks and four supermarkets. Schooling is well catered for at all levels. Leisure pursuits are also well catered for with many good bars, cafes and restaurants and also a multi screen cinema and bowling alley. The green expanses and numerous wooded pathways of Pittencrieff Park allow for pleasant walks. Carnegie Leisure Centre and Bannatynes Health Club offer a choice of activities and nearby Townhill is home to the Scottish National Water Ski Centre. A short drive takes you to a selection of sandy or pebbled beaches along the Forth coastline. Regular train services running from the two stations in the city and good local bus services provide access to Edinburgh and other areas.







**Ground Floor**



**First Floor**

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.