

Offers Over  
**£285,000**

## 80 Brandy Riggs

Dunfermline | Fife | KY12 8UY

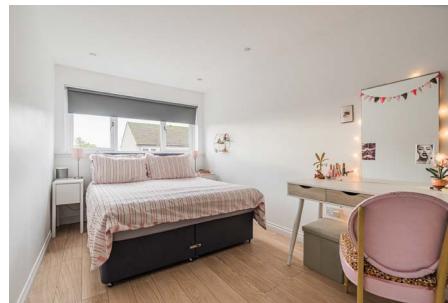
A fantastic opportunity has arisen to purchase this impressive, truly stunning extended detached house with private gardens, driveway and garage situated a highly desirable area of Dunfermline, close to excellent commuting links, local amenities and schooling.

- 4 Bedrooms
- 2 Public Rooms
- 2 Bathrooms
- Garage and Driveway
- Front and Rear Gardens
- EPC Rating – C
- Council Tax Band - E



## Description

The accommodation which has been upgraded to a very high standard by the present owner would make an ideal purchase for the growing families looking for a fine family home in a sought after location. In brief the subject comprises; welcoming entrance hallway with under stair storage, light and airy reception room, modern fitted kitchen with peninsula and open plan dining room/second family room with French doors accessing rear garden, and useful utility room off the kitchen. Finally, the upstairs accommodation comprises; spacious upper landing with storage cupboard, generously proportioned principal bedroom with fabulous walk-in wardrobe and en-suite shower room, three further good sized bedrooms with fitted wardrobes/cupboards, and family bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



## Extras

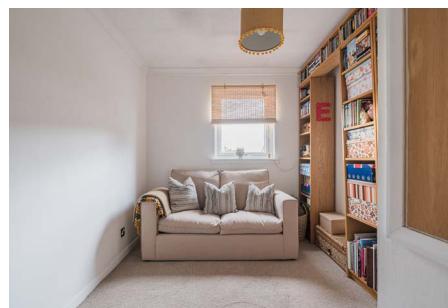
All fitted floor coverings will be included in the sale together with the gas hob, oven and dishwasher.

## Gardens, Garage & Driveway

The landscaped rear garden is easily maintained with areas of patio and chip stones, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained garden grounds together with driveway providing off-street parking leading to the garage with up and over door.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

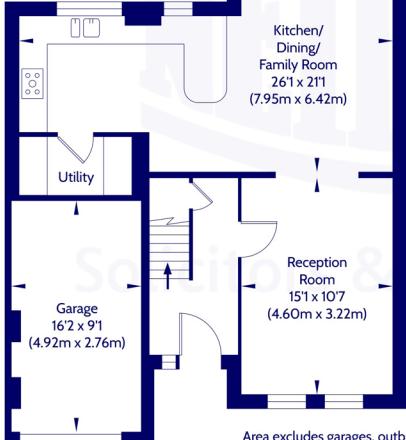
Situated within a quiet and established residential pocket of Dunfermline, Brandy Riggs enjoys a convenient setting close to the town's excellent amenities, green spaces and transport links. Dunfermline city centre is within easy reach and offers a wide variety of high-street retailers, supermarkets, cafés, restaurants and leisure facilities, while the historic Dunfermline Abbey and Pittencrieff Park provide a beautiful and tranquil retreat with woodland walks, formal gardens and open parkland. The area is well served by local schools, nurseries and healthcare facilities, making it a popular choice for families and professionals alike. For commuters, Dunfermline benefits from superb transport connections, including nearby rail stations offering regular services to Edinburgh and beyond, as well as swift access to the M90 motorway linking to Perth, Fife and the wider central belt. With coastal towns, countryside walks and golf courses all within a short drive, Brandy Riggs combines everyday convenience with an appealing balance of town, nature and connectivity.



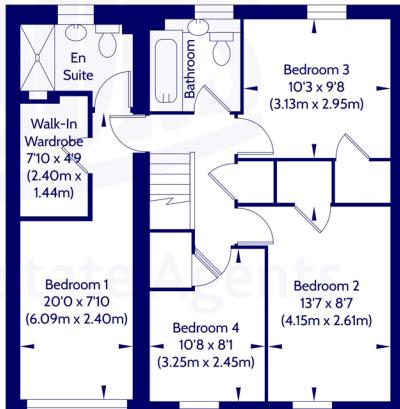


Approx. Gross Internal Floor Area 125 Sq M / 1345 Sq Ft.

Ground Floor



1st 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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