



## 23 Pitdinnie Place, Dunfermline, KY12 8RD

A beautifully presented four-bedroom detached house featuring private gardens, a double driveway, and an integral garage. It is finished to a high standard throughout and truly move in condition. Positioned on an elevated plot at the end of a quiet cul-de-sac, the property enjoys an attractive outlook and exceptional privacy, with no overlooking neighbours. The home benefits from gas central heating and full double glazing throughout. There is scope to extend the property and it has been thoughtfully designed to allow the first-floor loft space, located adjacent to the family bathroom, to be readily converted into an additional bedroom. This can be achieved through the installation of a dormer window, as demonstrated by similar enhancements to other properties along the street.

The generous family accommodation comprises:

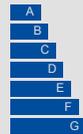
- Welcoming entrance hall with porcelain tiled flooring
- Fully tiled Downstairs WC with wash basin
- Formal sitting room with feature fireplace and windows to the front with a pleasant open aspect
- Separate dining room with engineered oak flooring
- Modern fitted kitchen with a range of granite worktops, gloss white units and appliances including a Neff induction hob, Bosch double oven
- It also has a utility area within the kitchen housing the washing machine and dryer
- Downstairs bedroom / home office / snug
- Landing with hatch with Ramsay ladder to the loft
- Two good sized rear facing double bedrooms



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING  
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- Master bedroom with fitted carpet, built in wardrobes and an en-suite shower room
- Luxurious fully tiled family bathroom with wall hung wash basin, WC, bath and separate shower enclosure

### Outside and Gardens

To the front of the property is a low maintenance garden and a monoblocked double driveway leading to the garage. The rear garden is mostly laid to lawn with a paved patio.

### Location

The property is located in Cairneyhill, a highly sought-after village on the western outskirts of Dunfermline. The village offers an excellent range of amenities, including a local shop, post office, petrol station, hotel, nursery and primary school, community centre, and church, as well as the nearby Forrester Park Golf and Country Club. Cairneyhill also provides quick and convenient access to the M90 and M80 motorways, placing Edinburgh and Glasgow within easy commuting distance. A regular bus service connects the village to the nearby city of Dunfermline, where an even broader selection of facilities is available.

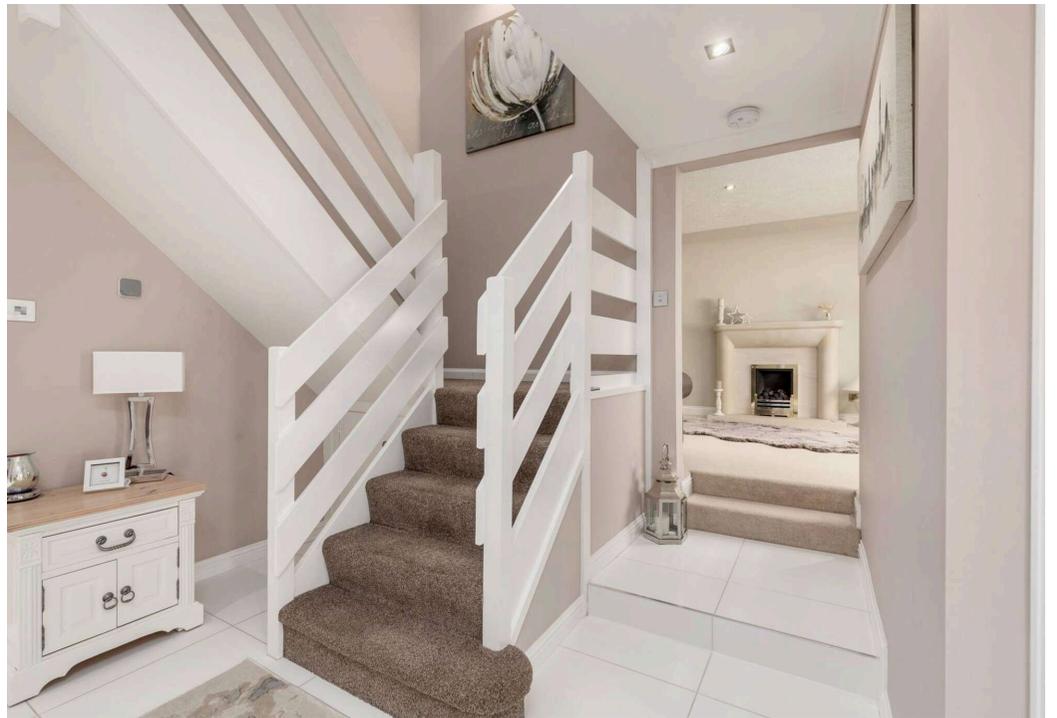
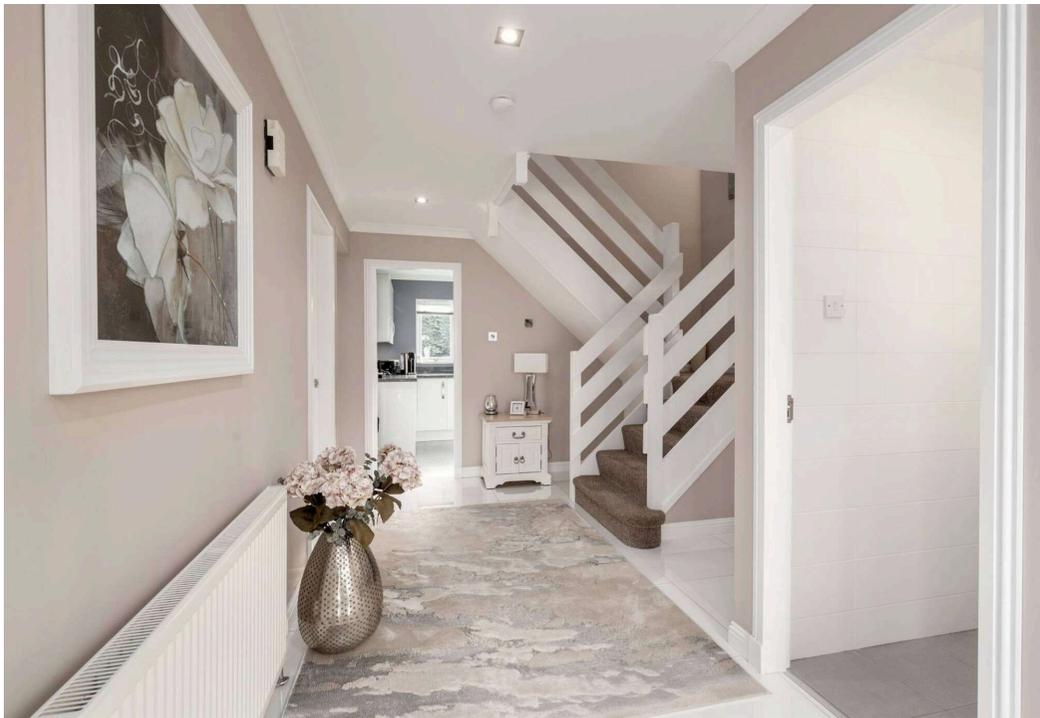
### Extras

The fixed floor coverings, curtains, blinds, light fittings and kitchen appliances are included in the sale.

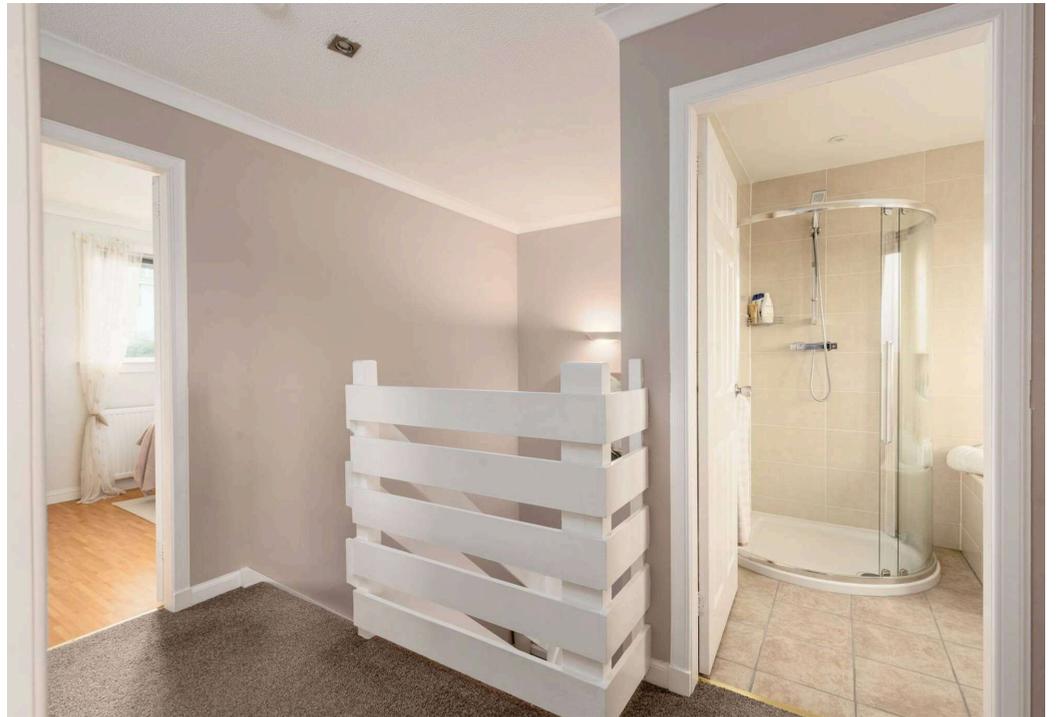
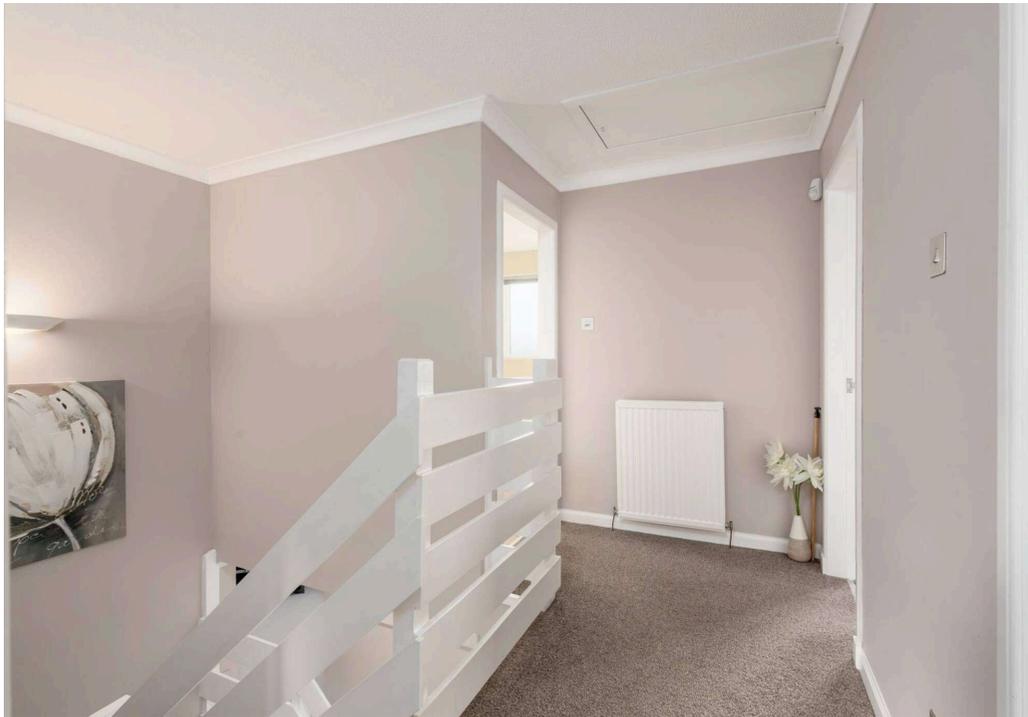
Council tax - Band F







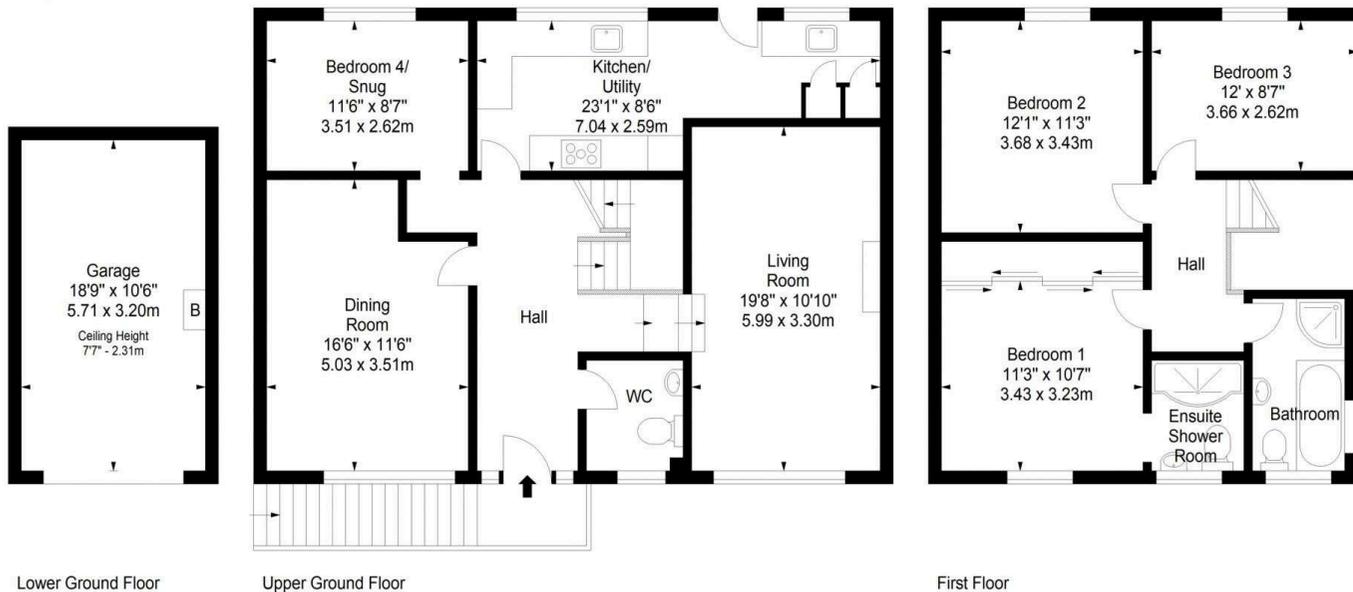




**Pitdinnie Place,  
Cairneyhill,  
Dunfermline,  
Fife, KY12 8RD**



Approx. Gross Internal Area  
1499 Sq Ft - 139.26 Sq M  
Garage  
Approx. Gross Internal Area  
197 Sq Ft - 18.30 Sq M  
For identification only. Not to scale.  
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Offers can be submitted in writing, fax or email:

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