










Offers Over
£140,000

60/E Fieldfare View

Dunfermline | Fife | KY11 8FY

A bright and attractive first floor flat forming part of an established modern development in a popular residential district of Dunfermline. Close to local amenities, transport links and green spaces, the property offers well proportioned accommodation and will have particular appeal to first time buyers and professionals.

-  1 Reception Room
-  2 Bedrooms
-  2 Bathrooms
-  Communal gardens
-  Residents parking
-  EPC rating – B
-  Council tax band - D



Description

Accessed via a secure entryphone system, at the first floor the accommodation briefly comprises of entrance hallway with generous built-in storage, a bright and spacious reception/dining room with a bay window and pleasant leafy outlook and far reaching views to the Queensferry Crossing, generous kitchen/breakfast room fitted with a range of wall and base units with integrated oven, hob, cooker hood, fridge freezer and dishwasher. Principal bedroom with a built in wardrobe and en-suite shower room with dual head shower, double bedroom two with a built in wardrobe, and a partially tiled bathroom with a white suite. The property further benefits from gas central heating from a combi boiler, newly installed in January '26 and full double glazing.



Extras

Included in the sale will be the gas hob and electric oven, and the integrated fridge/freezer, dishwasher and the washing machine along with all fitted carpets and floor coverings, window blinds and light fittings.

Gardens and Parking

There are well maintained communal gardens surrounding the property and ample resident and visitor parking is available.

Factoring

The common areas and garden grounds are maintained by Charles White at a cost of approximately £100 per calendar month and this includes buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).





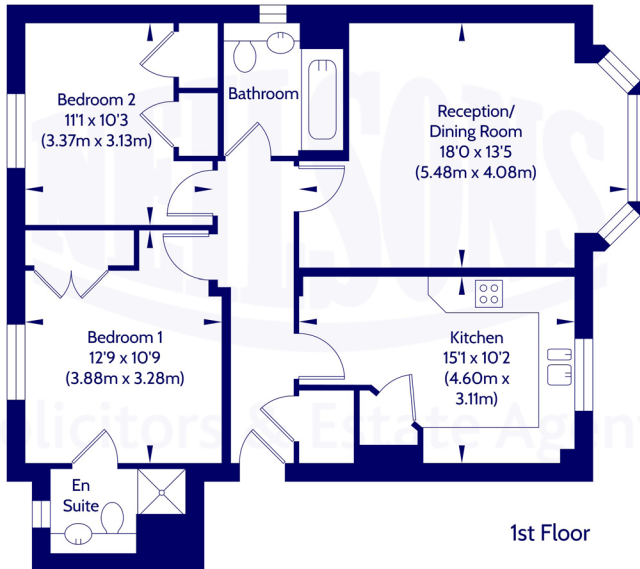
Location

Situated on the eastern edge of Dunfermline, Duloch is one of the area's most sought-after residential neighbourhoods, offering an excellent blend of modern living, outstanding local amenities and superb transport links. Popular with families, professionals and commuters alike, the area combines a welcoming community atmosphere with convenient access to everything required for everyday life. Residents benefit from a wide range of amenities within easy reach, including supermarkets, cafés, restaurants, leisure facilities and the popular Duloch Leisure Centre. The nearby Fife Leisure Park offers a cinema, gym, restaurants and family entertainment, while the historic city centre of Dunfermline provides an excellent selection of independent shops, high street retailers and cultural attractions. Highly regarded schooling is available locally along with the Dunfermline Campus of Fife College. A choice of parks, children's play areas and walking routes providing plenty of opportunities for outdoor recreation, making it an ideal location for families and those who enjoy an active lifestyle. Commuters are exceptionally well served, with excellent local bus services and quick access to the M90 motorway providing direct routes to Edinburgh, Perth and beyond. Both Dunfermline Queen Margaret and Dunfermline City railway stations offer regular services to Edinburgh and other major destinations, making the area an excellent choice for those travelling across the Central Belt.





Approx. Gross Internal Floor Area 73 Sq M / 783 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.



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



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