



Offers Over
£250,000

17 Milton Green

Dunfermline | Fife | KY12 7PS

This attractive detached family home is quietly positioned at the end of a peaceful cul-de-sac within a well-established and sought-after residential development, enjoying a particularly desirable setting backing directly onto Pittencrieff Park. The property offers generous and flexible accommodation, ideal for modern family living, complemented by a private driveway, brick-built garage and well-maintained gardens to the front and rear.

 3 Bedrooms

 2 Public Rooms

 1 Bathroom Plus WC

 Garage and Driveway

 Front and Rear Gardens

 EPC Rating – C

 Council Tax Band - E



Description

On entering, the welcoming hallway provides access to a staircase leading to the upper level, a convenient ground floor WC and useful under-stair storage. The main reception room is bright and spacious, benefiting from a dual aspect which allows an abundance of natural light to flood the room, while sliding patio doors open directly onto the rear garden, creating a seamless indoor-outdoor flow. Laminate flooring adds a contemporary and low-maintenance finish. The dining kitchen is well proportioned and thoughtfully designed, fitted with modern white gloss wall and base units and integrated appliances. With front and side aspects, the space is ideal for both everyday family meals and entertaining. A separate utility room to the rear provides additional storage and functionality, complete with matching units and housing the washer and dryer, along with direct access to the garden. Upstairs, the accommodation comprises three well-presented bedrooms. The principal bedroom is a generous double with a peaceful rear aspect overlooking the garden and park beyond, fitted mirrored wardrobes and laminate flooring. Bedroom two is also a good-sized double with a front-facing aspect and mirrored wardrobes, while the third bedroom is a compact double, again featuring laminate flooring and built-in mirrored storage. The family bathroom is finished to a modern standard with a three-piece suite, stylish tiling, a separate glass shower cubicle with thermostatic shower and a chrome-heated towel rail.



Extras

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

Gardens, Garage & Driveway

Externally, the rear garden offers a private and tranquil space, featuring a patio area ideal for outdoor seating, a well-kept lawn and raised beds, all while backing onto the lush greenery of Pittencrieff Park, the 76-acre park holds immense historical and cultural significance.

The property further benefits from a driveway and a brick-built garage with up-and-over door and EV charger, providing excellent parking and storage options.

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. Local railway stations offer regular services to Edinburgh, with onward rail connections across the UK. Frequent and convenient local and national bus services operate from Dunfermline town centre, with park-and-ride facilities available at Halbeath and Inverkeithing. All major public transport hubs are within walking distance of the property.



Approx. Gross Internal Floor Area 95 Sq M / 1023 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.



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✉ mail@neilsons.co.uk

📞 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

