










Offers Over
£119,000

29 Skye Road

Dunfermline | Fife | KY11 4DR

A spacious semi detached property in the heart of Dunfermline, the property is ideally suited to first time buyers or young families. The house is ideally positioned for a range of local amenities, public transport links and close to the main motorway network.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - B



Description

Upon entry, a welcoming hallway with ample storage sets the tone for this inviting home. The reception room offers a dual aspect, overlooking both gardens, and centers around a charming fireplace, creating a cozy ambiance. The fitted kitchen features white wall and base units, accommodating freestanding appliances, and boasts two generous larder cupboards for added convenience. A double bedroom enjoys a pleasant front aspect with ample storage, while a second double bedroom to the rear offers an open aspect and cozy carpeting underfoot. Completing the accommodation is the bathroom, equipped with a white three-piece suite and an electric shower over the bath, providing functionality and comfort for everyday living.



Extras

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

Gardens

The property sits on a generous plot and has private front and rear gardens, to the front is mostly lawn with a hedgerow border for added privacy. The rear garden is fully enclosed with fencing and mostly laid to lawn, so ideal for children and pets alike, with a small patio area for outside entertaining.

Viewing

Please contact Neilsons on 0131 625 2222.





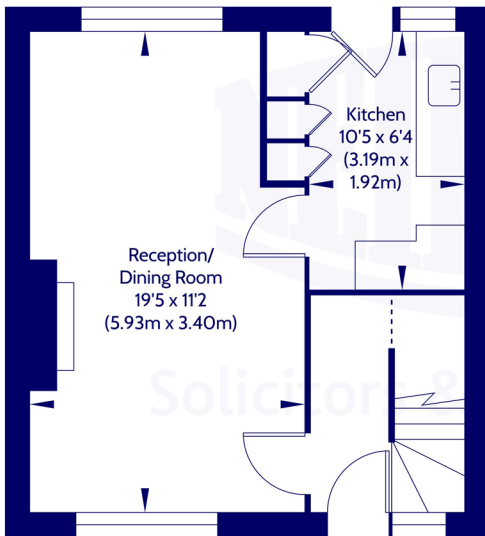
Location

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. The local railway stations provide regular services to Edinburgh with rail links to other parts of the UK. There are also regular and convenient bus services both local and national with bus stations available in the centre of Dunfermline and park and ride services available from Halbeath and Inverkeithing.

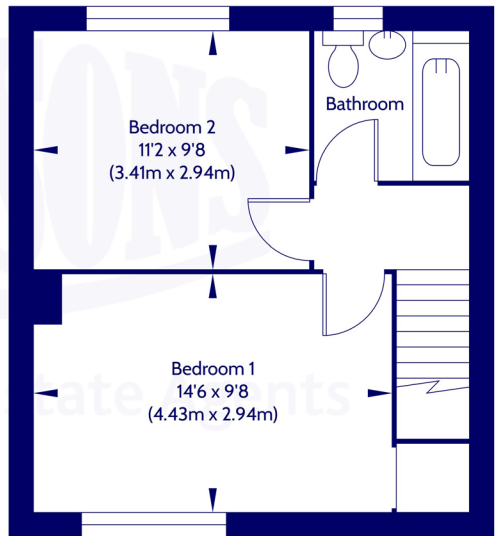


Approx. Gross Internal Floor Area 63.79 Sq M / 687 Sq Ft.

Ground Floor



First 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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