



RALPH SAYER
SOLICITORS & ESTATE AGENTS

32 Lyneburn Crescent

Dunfermline, Fife KY11 8DZ

32 Lyneburn Crescent

Nestled in a tranquil cul-de-sac on the outskirts of popular Dunfermline, this delightful lower villa offers a perfect blend of modern living and the tranquillity of the suburbs. With excellent amenities just around the corner and quick access to the M90, convenience is at your fingertips.

As you approach this lovely home, you are greeted by a neat front garden and a private driveway that sets the tone for what lies within. Step inside through the inviting entrance vestibule into a welcoming hallway that leads you further into the beautiful interiors. Straight ahead, is a stylish lounge bathed in natural light from two windows overlooking the rear garden. This generous area provides ample room for various furniture arrangements, including space for dining, perfect for relaxing or entertaining guests. Next door, is a stunning newly upgraded kitchen, which features elegant quartz worktops that perfectly complement aqua gloss doors, beautifully designed to combine style and functionality seamlessly. A convenient back door grants access to your private outdoor oasis—a perfect setting for summer barbecues or quiet morning coffees.

Property Summary

- Tranquil cul-de-sac setting, close to amenities
- Lower Villa
- Generous lounge
- Stunning, newly upgraded kitchen
- Dining room/ bedroom 3, with built-in wardrobes
- Further two excellent double bedrooms
- Stylish four-piece bathroom, bathtub & separate quadrant shower
- Gas central heating & double glazing
- Private west-facing front garden & enclosed rear garden
- Monobloc driveway to the front
- EPC Rating - D | Council Tax Band - B

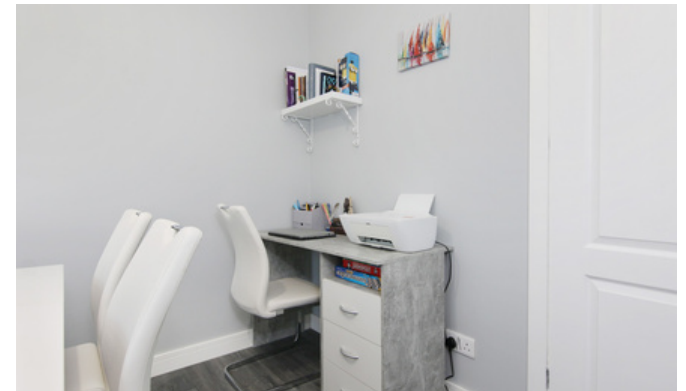
Home Report Value - £120,000







Three bedroom
lower villa,
with
immaculate
interiors







This charming villa boasts three excellent double bedrooms, two of these spacious rooms come equipped with built-in wardrobes, providing plenty of storage space. One bedroom is currently used as a dining room/home office—showcasing how adaptable this home can be to fit your personal requirements. Finally, indulge yourself in the luxurious four-piece bathroom featuring both a sumptuous bathtub and separate quadrant shower enclosure—ideal for unwinding. A practical utility room with space for a washing machine and a tumble dryer is located adjacent ensures that daily chores are managed with ease.

Outdoor space; A neat front garden, part laid with gravel and part monobloc, providing a private drive. To the rear is an enclosed garden, with garden shed and decked seating area.

Extras: all fitted floor coverings, blinds, gas hob and chimney hood, to be included in the sale.



Dunfermline

The historic town of Dunfermline, is a Royal Burgh, famous as the birthplace of Andrew Carnegie and the resting place of Robert the Bruce. Located approximately 16 miles north of Edinburgh, across the Firth of Forth. With excellent rail, bus and motorway access, the town is popular with the commuter, offering direct links to Edinburgh, Glasgow, Dundee, Stirling and Perth.

Today's Dunfermline is a modern city offering all the attractions and facilities you would expect, with a wide range of shops, including the Kingsgate Shopping Centre. Located just east of the town is the Fife Leisure Park, home to a ten-screen cinema, restaurants, private health club, bowling and mini golf. There are a number of parks in the area, including the beautiful Pittencrieff park - located next to the property. The surrounding area offers great leisure opportunities, including a number of outstanding golf courses and easy access to discover the amazing 117 mile Fife Coastal Path.

PITTENCRIEFF HOUSE & DUNFERMLINE ABBEY BEHIND



Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com

0131 225 5567

www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

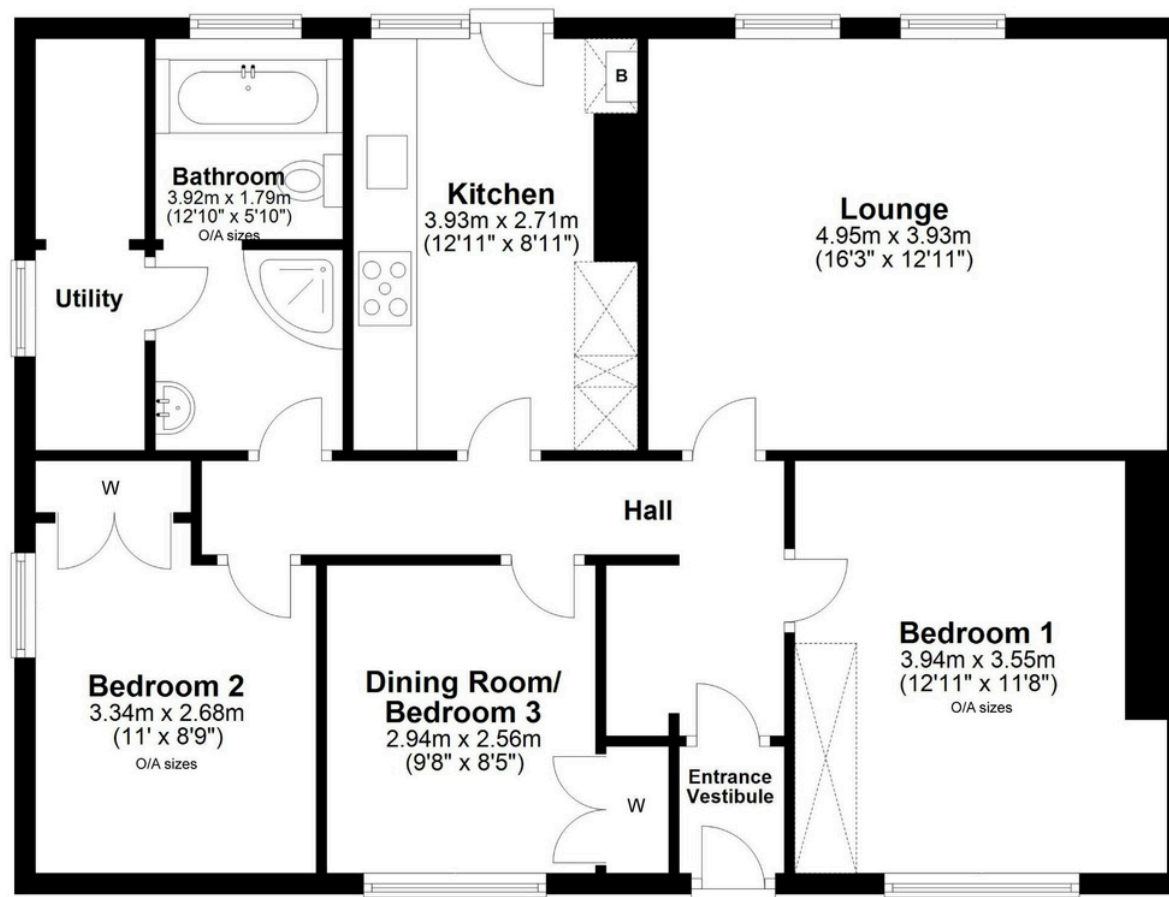


CHARTERED FIRM

Zoopa.co.uk rightmove onTheMarket.com

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Ground Floor

Approx. 84.9 sq. metres (913.5 sq. feet)