

HOME FOR RENT

Balcairn, Viewfield

Bedrooms **2**

Year Built

Terrace, Dunfermline

Bathrooms **1**

Date Listed

01/10/2025

Dunfermline, Fife

Size

0 Sq M

Listing ID

GL-1641861109

United Kingdom

Listed by: Listanza Services Group

Monthly Rent

£795

For more information, visit:

<https://www.globallistings.com/6604006>

Overview

Abbey forth property presents this lovely 2 bedroom semi-detached villa which is Un-furnished and also has gardens to front and rear and with ample off-street parking and garage. Recently refreshed by the landlord, the accommodation over 2 floors comprises a light and airy interior with spacious rooms and located on a popular residential street with easy access to school, shops and public transport. Accommodation detail; UPVC front door into entrance hall and stairs leading to upper floor. Door opens to bright spacious lounge with partial glazed door opening to fitted kitchen/diner - which boasts integrated oven and gas hob with space for free-standing appliances (fridge, freezer, washing machine and dishwasher). There is space for a table and there is a storage cupboard. Door from kitchen leads out to driveway and onto rear garden and garage. On the 1st floor, carpeted stairs lead to upper landing and to two good-sized double bedrooms with storage and an upgraded bathroom with Mira Shower over new bath, new washbasin and WC. There is also a heated towel rail. The front garden is mainly laid to lawn with the rear also laid to lawn with patio area. The large garage provides excellent storage options and there is ample off-street parking. Location The property is located on a residential street within the Abbey View area of Dunfermline. The local primary and high school are within walking distance and local shopping is also within a short walk from the property. Easy access to Dunfermline Town Centre and Train/Bus station via car and excellent local bus services. Dunfermline is a highly desirable location given its proximity to Edinburgh and Edinburgh Airport and with easy access to Scotland's motorway network (M90/M8) and for commuters Edinburgh and Gyle Business Centre is easily accessible via Fife Circle train service Halbeath PR. Dunfermline town itself provides an abundance of amenities. The Kingsgate shopping centre offers a range of shops, high street brands including an MS and leads out to Dunfermline High Street with a further choice of shopping, restaurants and cafes leading down to Bridge Street and beyond. For entertainment, there is Carnegie Leisure Centre as well as Carnegie Hall and Alhambra Theatres. In addition there is Pittencrieff Park and the Public Park which leads to Dunfermline Town train station. Moreover further entertainment options including cinema complex is situated to the east of town at Fife Leisure Park. Key information Gas central heating and double glazing. Solar Panels to roof. Off-street Parking. Easily maintained gardens to front and rear. Easy access to schools, M90 and amenities. Council Tax Band B. Directions From Dunfermline Town, head south towards Bothwell Street roundabout and continue south (A823) passed St. Leonards, Hospital Hill and onto next set of Traffic Lights. Turn left onto Aberdour Road (B916). Follow along Aberdour Road until you reach a left turn into Tweeddale Drive and follow road along to end and 1st left onto Wedderburn Street and then 1st right into

Eden Road where No.8 is located on left-hand side and is sign-posted.ViewingBy Appointment, contact Abbey Forth Lettings.Lounge w: 3.96m x l: 4.31m (w: 13' x l: 14' 2)Kitchen/diner w: 2.6m x l: 4.96m (w: 8' 6 x l: 16' 3)Bedroom 1 w: 3.59m x l: 3.96m (w: 11' 9 x l: 13')Bedroom 2 w: 2.95m x l: 3.63m (w: 9' 8 x l: 11' 11)Bathroom w: 1.7m x l: 1.93m (w: 5' 7 x l: 6' 4)Deposit: £795 For more details and to contact:

Contact

Email

Phone